

COUNCIL MEETING REPORT

AUGUST 12, 2024



Nathan Jacobs
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Morrison Parks & Recreation

REPORT

Council Meeting Updates



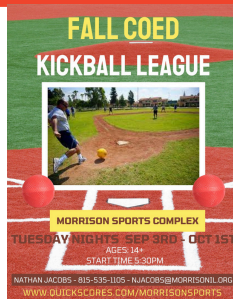
Highlight 01

Youth Fall Soccer in Sept-Oct. We are adding 6th Grade this year along with Youth Spring Soccer.



Highlight 02

Youth Flag Football in Sept-Oct. We might add 6th grade if Coach Vandermyde agrees.



Highlight 03

Fall Coed Kickball League in Sept-Oct. We will try to get more teams this year.

Also on Saturday, October 19th will be the Nightmare on High St 3K Run/Walk (It's a Costume Run & Contest as well) at 9am and a Disc Golf Night Tournament at 5:30pm. We will be raising money for Operation Underground Railroad(OUR). An organization on stopping/preventing human trafficking.

End of Report

August 12 2024 / 2

STATE OF ILLINOIS
COUNTY OF WHITESIDE
CITY OF MORRISON
OFFICIAL PROCEEDINGS

July 22, 2024

CALL TO ORDER

The Morrison City Council met in Regular Session on July 22, 2024, at 6:30 p.m. in the Morrison Community Room, 307 South Madison Street, Morrison, Illinois. The meeting was called to order at 6:30 pm by Mayor Scott Vandermyde. City Clerk Michael Hemmer recorded the minutes. Meeting was offered to the public via Zoom and video recording to be available at <https://www.youtube.com/@CityofMorrisonIL>

ROLL CALL

Alders present on roll call were Kevin Bruckner, Sidonna Mahaffey, Todd Schlegel, Matt Tichler, Vernon Tervelt, Josh West, and Harvey Zuidema. Absent: Greg Kruse. One other city official present was Treasurer Margaret Jones.

PLEDGE OF ALLEGIANCE - Cited.

PUBLIC COMMENT - None.

PRESENTATIONS - None.

REPORT OF CITY OFFICERS, DEPARTMENT HEADS AND/OR COMMITTEES

Chief Soenksen submitted a report in advance to Council.

CONSENT AGENDA

Ald Bruckner moved to approve Council Meeting Minutes for July 8, 2024; Bills Payable - \$75,949.63; and Treasurer's Report – June (CY 06, FY 02), seconded by Ald Schlegel. Ayes: Bruckner, Mahaffey, Schlegel, Tervelt, Tichler, West, and Zuidema. Nays: None. Absent: Kruse. Motion passed.

ITEMS FOR CONSIDERATION AND POSSIBLE ACTION

Ald Schlegel moved to approve Resolution 24-04 Appropriating MFT Funds to Engineering Services for Bridge Replacement; seconded by Ald Mahaffey. Ayes: Bruckner, Mahaffey, Schlegel, Tervelt, Tichler, West, and Zuidema. Nays: None. Absent: Kruse. Motion passed.

Ald Mahaffey moved to approve Resolution 24-05 Easement for Water Utility Lines – Gerald & Linda Schlegel; seconded by Ald Tichler. Ayes: Bruckner, Mahaffey, Tervelt, Tichler, West, and Zuidema. Nays: None. Abstain: Schlegel. Absent: Kruse. Motion passed.

Ald Schlegel moved to award bid to Color Star Painting, \$105,015.00. - Public Works Buildings Exterior Painting Project; seconded by Ald Tervelt. Discussion followed. Ayes: Schlegel. Nays: Bruckner, Mahaffey, Tervelt, Tichler, West, and Zuidema. Absent: Kruse. Motion failed.

Ald Bruckner moved to approve Request for Proposals – Community Room Flooring to be published; seconded by Ald Mahaffey. After discussion, motion passed by voice vote with no objection, Kruse absent.

Ald West moved to establish a Business Checking Account (No Fees, No Interest) with TBK Bank, Signatories being Mayor Scott Vandermyde, City Administrator Brian Melton and Accounting Manager Shelli Davis – For DCEO/CDBG Grant (Sewer Lining) Project; seconded by Ald Zuidema. Ayes: Bruckner, Mahaffey, Schlegel, Tervelt, Tichler, West, and Zuidema. Nays: None. Absent: Kruse. Motion passed.

ITEMS FOR DISCUSSION & INFORMATION

CA Melton reminded Council the Strategic Plan Workshop is scheduled for Monday, August 19, 2024 at 4:00 pm.

CA Melton discussed USG Water Solutions for water tower maintenance. Chad Johnson of USG Water Solutions presented the maintenance plan and agreement for the water tower to Council. Discussion followed.

EXECUTIVE SESSION

Ald Zuidema moved to enter Executive Session at 7:25 pm pursuant to 5 ILCS 120/2(c)(5) Purchase or lease of real property for the use of the public body, seconded by Ald Tervelt. Motion passed by voice vote with no objection, Kruse absent.

Ald Mahaffey moved to exit Executive Session at 7:49 pm, seconded by Ald Zuidema. Motion passed by voice vote with no objection, Kruse absent.

NO ACTION FOLLOWING EXECUTIVE SESSION

ADJOURNMENT

Ald Tervelt moved to adjourn the meeting; seconded by Ald Zuidema. The meeting adjourned at approximately 7:49 pm with no objection, Kruse absent.

Approved:

Scott Vandermyde
Mayor

Michael Hemmer
City Clerk

Memo

To: Mayor and Council
From: Barb King
Date: 8/12/24
Re: Bills Payable

Please see the attached for the list of Bills Payable in the total amount of: **\$145,125.10.**

Pre-Paid checks are #24201; #24204 – #24210; #24217 - #24230.

**Council Members having questions regarding bills should contact
Mayor Vandermyde OR City Administrator Melton
via phone, email or personal visit prior to the meeting.**

BANK#	BANK NAME	ACCOUNT#	NAME	CHECK AMOUNT	CLEARED	MANUAL	VOID	REASON FOR VOID
CHECK#	DATE							
1 TRIUMPH COMMUNITY BANK								
24201	7/22/2024	9999999999	RYAN ZSCHIESCHE	1,500.00				
* 24201								

* See Check Summary below for detail on gaps and checks from other modules.

BANK TOTALS:				
OUTSTANDING		1,500.00		
CLEARED		.00		

BANK 1 TOTAL		1,500.00		
VOIDED		.00		
FUND		TOTAL	OUTSTANDING	CLEARED

01 GENERAL FUND		1,500.00	1,500.00	.00
				.00

ACCOUNTS PAYABLE CHECK REGISTER
***** CHECK SUMMARY *****

BANK#	BANK NAME	DESCRIPTION
CHECK#		
1	TRIUMPH COMMUNITY BANK	
24201		Accounts Payable Checks

BANK# BANK NAME
CHECK# DATE

ACCOUNT# NAME

CHECK AMOUNT CLEARED MANUAL VOID REASON FOR VOID

1 TRIUMPH COMMUNITY BANK

24204	7/23/2024	1347	MEDIACOM	248.99				
24205	7/23/2024	1629	US CELLULAR	267.96				
24206	7/23/2024	1637	VERIZON	36.01				
24207	7/23/2024	2014	TRANSUNION RISK & ALTERNATIVE	507.00				
24208	7/24/2024	1349	BRIAN R MELTON	6,935.54				
24209	7/29/2024	1568	SCOTT STROBBE	2,808.34				
24210	7/29/2024	1568	SCOTT STROBBE	1,451.40				

* See Check Summary below for detail on gaps and checks from other modules.

BANK TOTALS:

OUTSTANDING	12,255.24
CLEARED	.00

BANK 1 TOTAL	12,255.24
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VOIDED	.00
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FUND	TOTAL	OUTSTANDING	CLEARED	VOIDED
01 GENERAL FUND	765.48	765.48	.00	.00
50 SEWER FUND	129.23	129.23	.00	.00
51 WATER FUND	165.25	165.25	.00	.00
77 HEALTH INSURANCE FUND	11,195.28	11,195.28	.00	.00

ACCOUNTS PAYABLE CHECK REGISTER
*** CHECK SUMMARY ***

BANK#	BANK NAME	
CHECK#		DESCRIPTION

1 TRIUMPH COMMUNITY BANK

24204 Thru 24210 Accounts Payable Checks

BANK# BANK NAME
CHECK# DATE

ACCOUNT# NAME

CHECK AMOUNT CLEARED MANUAL VOID REASON FOR VOID

1 TRIUMPH COMMUNITY BANK

24217	7/30/2024	1641 AL WAGENECHT	168.50
24218	7/30/2024	1199 FRONTIER	1,230.51
24219	7/30/2024	1269 ILEAS	60.00
24220	7/30/2024	1332 LEAF	259.18
24221	7/30/2024	1347 MEDIACOM	350.14
24222	7/30/2024	1352 METLIFE-GROUP BENEFITS	463.00
24223	7/30/2024	1428 NICOR GAS	195.71
24224	7/30/2024	1750 DELTA DENTAL OF IL-RISK	1,190.67
24225	7/30/2024	1821 BPI BRANDS	250.00
24226	7/30/2024	2089 GOWAN CONCRETE LLC	1,530.00
24227	7/30/2024	2128 AT&T MOBILITY	237.54
24228	7/30/2024	9999999999 EMMANUEL CHURCH	250.00
24229	7/30/2024	2039 ELAN	7,186.67
24230	8/08/2024	9999999999 KARL CHEVROLET INC	50,541.00

* See Check Summary below for detail on gaps and checks from other modules.

BANK TOTALS:

OUTSTANDING	63,912.92
CLEARED	.00

BANK 1 TOTAL	63,912.92
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VOIDED	.00
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FUND	TOTAL	OUTSTANDING	CLEARED	VOIDED
01 GENERAL FUND	7,718.62	7,718.62	.00	.00
24 POL VEH & CAP EQUIP FUND	50,541.00	50,541.00	.00	.00
50 SEWER FUND	2,908.37	2,908.37	.00	.00
51 WATER FUND	922.76	922.76	.00	.00
77 HEALTH INSURANCE FUND	1,822.17	1,822.17	.00	.00

ACCOUNTS PAYABLE CHECK REGISTER
***** CHECK SUMMARY *****

BANK#	BANK NAME	
CHECK#		DESCRIPTION

1 TRIUMPH COMMUNITY BANK

24217 Thru 24230 Accounts Payable Checks

BANK#	BANK NAME						
CHECK#	DATE	ACCOUNT#	NAME	CHECK AMOUNT	CLEARED	MANUAL	VOID REASON FOR VOID
1 TRIUMPH COMMUNITY BANK							
24231	8/13/2024	9999999999	A&D ELECTRIC	548.05			
24232	8/13/2024	1011	AIRGAS USA, LLC	55.78			
24233	8/13/2024	1018	ALLIANCE MATERIALS, INC.	446.63			
24234	8/13/2024	1019	ALVARADO'S PLUMBING INC.	830.05			
24235	8/13/2024	1754	AMERICAN EAGLE OVERHEAD DOORS	750.00			
24236	8/13/2024	1049	BIRKEY'S	457.00			
24237	8/13/2024	2117	BLUE CARDINAL CHEMICAL	244.91			
24238	8/13/2024	2073	BOBCAT OF DIXON	2,062.00			
24239	8/13/2024	1101	COM ED	25,753.38			
24240	8/13/2024	1805	CORE & MAIN LP	4,024.00			
24241	8/13/2024	1966	CUSTOM PRODUCTS CORPORATION	1,952.75			
24242	8/13/2024	1144	DIVISION OF VITAL RECORDS	448.00			
24243	8/13/2024	1184	FEHR-GRAHAM & ASSOCIATES	5,250.00			
24244	8/13/2024	1189	FIVE STAR ENTERPRISES	374.94			
24245	8/13/2024	1216	GABE GOMEZ	319.41			
24246	8/13/2024	1953	GREAT WESTERN SUPPLY CO	257.38			
24247	8/13/2024	1247	HYDRA-STOP LLC	65,896.06			
24248	8/13/2024	1951	KIESLER POLICE SUPPLY	503.70			
24249	8/13/2024	1740	KUNES AUTO GROUP-STERLING	1,290.02			
24250	8/13/2024	2129	KURTZ GLASS	600.00			
24251	8/13/2024	1350	MENARDS	179.99			
24252	8/13/2024	1404	MORRISON TIRE CENTER	45.00			
24253	8/13/2024	1405	MORRISON TRUE VALUE	1,206.57			
24254	8/13/2024	1980	MRO SUPPLY	498.66			
24255	8/13/2024	1440	ODELL PUBLIC LIBRARY	4,107.49			
24256	8/13/2024	2029	PACE ANALYTICAL SERVICES	217.00			
24257	8/13/2024	2044	PEPPERS ENTERPRISES LLC	120.00			
24258	8/13/2024	1468	WM CORPORATE SERVICES, INC	517.90			
24259	8/13/2024	1481	QUALITY READY MIX	540.00			
24260	8/13/2024	1483	QUICKSCORES	108.00			
24261	8/13/2024	2108	RANDY NELSON ELECTRIC	2,367.00			
24262	8/13/2024	2127	REDEYE CHEMS LLC	2,140.00			
24263	8/13/2024	2080	REPUBLIC SERVICES	87.32			
24264	8/13/2024	1932	ROCK VALLEY SERVICES	1,746.10			
24265	8/13/2024	1515	SAUK VALLEY MEDIA	749.80			
24266	8/13/2024	1519	S.B.M., INC	7,856.11			
24267	8/13/2024	1571	SULLIVAN'S FOODS	747.12			
24268	8/13/2024	1586	THE EMBLEM AUTHORITY	332.00			
24269	8/13/2024	1594	THE SHERWIN-WILLIAMS CO	86.31			
24270	8/13/2024	1630	USA BLUEBOOK	856.79			
24271	8/13/2024	1648	WEETS & SON SEPTIC SERVICE	425.00			
24272	8/13/2024	1676	WILLIAM & MARY COMPUTER CENTER	2,954.98			
24273	8/13/2024	1957	XYLEM WATER SOLUTIONS	3,900.70			
24274	8/13/2024	1694	ZIMMER & FRANCESCON, INC.	1,271.20			

BANK# BANK NAME
CHECK# DATE

ACCOUNT# NAME

CHECK AMOUNT CLEARED MANUAL VOID REASON FOR VOID

* See Check Summary below for detail on gaps and checks from other modules.

BANK TOTALS:

OUTSTANDING 145,125.10

CLEARED .00

BANK 1 TOTAL 145,125.10

VOIDED .00

FUND	TOTAL	OUTSTANDING	CLEARED	VOIDED
01 GENERAL FUND	15,198.70	15,198.70	.00	.00
03 STREET LIGHTING FUND	2,915.05	2,915.05	.00	.00
14 REFUSE DISPOSAL FUND	87.32	87.32	.00	.00
15 MOTOR FUEL TAX FUND	4,255.12	4,255.12	.00	.00
18 LIBRARY FUND	4,107.49	4,107.49	.00	.00
24 POL VEH & CAP EQUIP FUND	332.00	332.00	.00	.00
26 VEH & CAP EQUIP FUND	2,062.00	2,062.00	.00	.00
50 SEWER FUND	43,871.93	43,871.93	.00	.00
51 WATER FUND	71,976.08	71,976.08	.00	.00
77 HEALTH INSURANCE FUND	319.41	319.41	.00	.00

ACCOUNTS PAYABLE CHECK REGISTER
***** CHECK SUMMARY *****

BANK#	BANK NAME	
CHECK#		DESCRIPTION

1 TRIUMPH COMMUNITY BANK

24231 Thru 24274 Accounts Payable Checks

8/13/2024 THRU 8/13/2024

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
21457	A&D ELECTRIC STREET LIGHT MAINT	03-03-5721	548.05	548.05	24231	8/13/24
5508918496	AIRGAS USA, LLC MAINT SUPP - EQUIPMENT	01-41-6120	55.78	55.78	24232	8/13/24
STM072924	AL WAGENECHT DEDUCTIBLE REIMBURSEMENTS	77-77-9241	168.50	168.50	24217	7/30/24
38117	ALLIANCE MATERIALS, INC. MAINT SUPP - STREETS	01-41-6140	446.63	446.63	24233	8/13/24
18194	ALVARADO'S PLUMBING INC. MAINT SERV - UTILITY SYSTEM	51-80-5150	370.05	370.05	24234	8/13/24
18201	MAINT SERV - BLDG	01-43-5110	460.00	460.00	24234	8/13/24
4121	AMERICAN EAGLE OVERHEAD MAINT SERV - BLDG	01-41-5110	750.00	750.00	24235	8/13/24
STM073024	AT&T MOBILITY ACCT NO 287342210725	01-21-6520	237.54	237.54	24227	7/30/24
P22560	BIRKEY'S MAINT SUPP - EQUIPMENT	01-41-6120	70.06	70.06	24236	8/13/24
P22816	MAINT SUPP - EQUIPMENT	01-41-6120	107.95	107.95	24236	8/13/24
P22922	MAINT SUPP - EQUIPMENT	01-41-6120	278.99	278.99	24236	8/13/24
14104	BLUE CARDINAL CHEMICAL CHEMICALS	50-81-6560	244.91	244.91	24237	8/13/24
03-282750	BOBCAT OF DIXON CAPITAL EQUIPMENT	26-26-8500	2,062.00	2,062.00	24238	8/13/24
STM072924	BPI STREET BOND REFUND	01-05-2270	250.00	250.00	24225	7/30/24
STM072324	COM ED ACCT NO 7500655000	15-15-5720	4,137.20	4,137.20	24239	8/13/24
STM072324A	ACCT NO 7783982222	50-81-5760	12,028.34	12,028.34	24239	8/13/24
STM072924	ACCT NO 1318961222	01-41-5760	45.69	45.69	24239	8/13/24
STM072924A	ACCT NO 0648071222	01-41-5760	208.92	208.92	24239	8/13/24
STM072924B	ACCT NO 3885248000	01-42-5710	59.53	59.53	24239	8/13/24
STM072924C	ACCT NO 2883132222	50-81-5760	435.31	435.31	24239	8/13/24
STM072924D	ACCT NO 7948512111	50-81-5760	4.40	4.40	24239	8/13/24

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
STM072924E	COM ED ACCT NO 7288196000	50-81-5760	203.58	203.58	24239	8/13/24
STM072924F	ACCT NO 2430024000	50-81-5760	5.94	5.94	24239	8/13/24
STM072924G	ACCT NO 3935146000	50-81-5760	4.13	4.13	24239	8/13/24
STM072924H	ACCT NO 5753021222	50-81-5760	7.52	7.52	24239	8/13/24
STM072924I	ACCT NO 9035422000	50-81-5760	8.18	8.18	24239	8/13/24
STM072924J	ACCT NO 6970233333	01-43-5760	3.34	3.34	24239	8/13/24
STM072924K	ACCT NO 7986112111	50-81-5760	23.55	23.55	24239	8/13/24
STM072924L	ACCT NO 8309733333	15-15-5720	26.99	26.99	24239	8/13/24
STM072924M	ACCT NO 9003804000	15-15-5720	90.93	90.93	24239	8/13/24
STM072924N	ACCT NO 5171572000	50-81-5760	777.72	777.72	24239	8/13/24
STM072924P	ACCT NO 7783982222	50-81-5760	6,263.95	6,263.95	24239	8/13/24
STM073124	ACCT NO 3245832222	50-81-5760	118.07	118.07	24239	8/13/24
STM073124A	ACCT NO 9508427000	01-43-5760	759.12	759.12	24239	8/13/24
STM080524	ACCT NO 2768513000	50-81-5760	540.97	540.97	24239	8/13/24
U910136	CORE & MAIN MAINT SUPP - UTILITY SYSTEM	51-80-6151	4,899.00	4,899.00	24240	8/13/24
V182715CM	MAINT SUPP - UTILITY SYSTEM	51-80-6151	875.00-	875.00-	24240	8/13/24
INV11266	CUSTOM PRODUCTS CORPORATN MAINT SUPP - STREETS	01-41-6140	1,653.73	1,653.73	24241	8/13/24
INV11897	MAINT SUPP - STREETS	01-41-6140	299.02	299.02	24241	8/13/24
1824926	DELTA DENTAL DENTAL LIFE VISION INS	77-77-4520	1,190.67	1,190.67	24224	7/30/24
STM080124	DIVISION OF VITAL RECORDS STATE CC FEES	01-13-9250	448.00	448.00	24242	8/13/24
STM071224	ELAN CONCESSION SUPPLIES	01-43-6538	3,427.50			
	AUTO/FUEL	01-41-6550	24.89			
	MAINT SUPP - EQUIPMENT	01-43-6120	88.62			
	MINOR EQUIPMENT	01-21-6150	449.38			
	UNIFORMS	01-21-6590	633.67			
	POSTAGE	51-80-5510	30.87			
	MISC EXPENSE	01-11-9280	148.84			

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
	ELAN					
	OTHER PROFESSIONAL SERVICES	01-11-5480	259.39			
	OPERATING SUPPLIES	01-43-6520	678.26			
	MAINT SUPP - EQUIPMENT	50-81-6120	1,404.28			
	OFFICE SUPPLIES	01-11-6510	40.97			
				7,186.67	24229	7/30/24
STM072924	EMMANUEL CHURCH					
	STREET BOND REFUND	01-05-2270	250.00			
				250.00	24228	7/30/24
124486	FEHR-GRAHAM & ASSOCIATES					
	ENGINEERING SERVICE	50-81-5320	5,250.00			
				5,250.00	24243	8/13/24
24-765215	FIVE STAR ENTERPRISES					
	OPERATING SUPPLIES	01-43-6520	24.99			
				24.99	24244	8/13/24
24-765229	OPERATING SUPPLIES	50-81-6520	349.95			
				349.95	24244	8/13/24
STM072324	FRONTIER					
	ACCT NO 8151961310	51-80-5520	341.25			
				341.25	24218	7/30/24
STM072924	ACCT NO 8159569000	01-41-5520	106.47			
				106.47	24218	7/30/24
STM072924A	ACCT NO 8157722000	01-11-5520	391.40			
	ACCT NO 8157722000	51-80-5520	195.70			
	ACCT NO 8157722000	50-81-5520	195.69			
				782.79	24218	7/30/24
STM080124	GOMEZ GABE					
	HEALTH INSURANCE PREMIUM	77-77-4510	319.41			
				319.41	24245	8/13/24
1135	GOWAN CONCRETE LLC					
	MAINT SERV - UTILITY SYSTEM	50-81-5150	1,280.00			
				1,280.00	24226	7/30/24
STM072924	STREET BOND REFUND	01-05-2270	250.00			
				250.00	24226	7/30/24
226289	GREAT WESTERN SUPPLY CO					
	MAINT SUPP - BLDG	01-41-6110	60.32			
				60.32	24246	8/13/24
226685	MAINT SUPP - BLDG	01-43-6110	163.46			
				163.46	24246	8/13/24
227124	MAINT SUPP - BLDG	01-31-6110	33.60			
				33.60	24246	8/13/24
50874	HYDRA-STOP					
	EQUIPMENT & VEHICLES	51-80-8920	65,896.06			
				65,896.06	24247	8/13/24
DUES13057	ILEAS					
	DUES	01-21-5610	60.00			
				60.00	24219	7/30/24
STM080824	KARL CHEVROLET INC					
	CAPITAL EQUIPMENT	24-24-8500	50,541.00			
				50,541.00	24230	8/08/24
IN243454	KIESLER POLICE SUPPLY					
	FIREARMS/AMMUNITION	01-21-6220	503.70			
				503.70	24248	8/13/24
	KUNES AUTO GROUP-STERLING					

8/13/2024 THRU 8/13/2024

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
99586	KUNES AUTO GROUP-STERLING MAINT SERV - VEHICLE	01-41-5130	1,290.02	1,290.02	24249	8/13/24
STM080824	KURTZ GLASS MAINT SERV - BLDG	01-31-5110	600.00	600.00	24250	8/13/24
16863063	LEAF MONTHLY COPIER SERVICE	01-11-5390	259.18	259.18	24220	7/30/24
STM071824	MEDIACOM ACCT NO 8384880210090316	01-11-5520	124.50			
	ACCT NO 8384880210090316	51-80-5520	62.25			
	ACCT NO 8384880210090316	50-81-5520	62.24			
				248.99	24204	7/23/24
STM07234	ACCT NO 8384880210090340	51-80-5520	350.14	350.14	24221	7/30/24
STM072424	MELTON BRIAN R DEDUCTIBLE REIMBURSEMENTS	77-77-9241	6,935.54	6,935.54	24208	7/24/24
84383	MENARDS ACCT NO 32720404	51-80-6520	179.99	179.99	24251	8/13/24
STM072324	METLIFE-GROUP BENEFITS DENTAL LIFE VISION PREMIUM	77-77-4520	463.00	463.00	24222	7/30/24
STM080224	MORRISON TIRE CENTER MAINT SERV - VEHICLES	01-42-5130	45.00	45.00	24252	8/13/24
STM080524	MORRISON TRUE VALUE ACCT NO 276571	01-41-6520	732.38	732.38	24253	8/13/24
STM080524A	ACCT NO 276576	50-81-6520	67.95	67.95	24253	8/13/24
STM080524B	ACCT NO 276572	51-80-6520	91.95	91.95	24253	8/13/24
STM080524C	ACCT NO 276575	01-43-6520	253.90	253.90	24253	8/13/24
STM080524D	ACCT NO 276573	01-42-6520	41.41	41.41	24253	8/13/24
STM080524E	ACCT NO 27657	01-41-6520	18.98	18.98	24253	8/13/24
SI835436.001	MRO SUPPLY MAINT SUPP - EQUIPMENT	50-81-6120	498.66	498.66	24254	8/13/24
STM072324	NICOR GAS ACCT NO 19988138806	51-80-5710	4.80	4.80	24223	7/30/24
STM072324A	ACCT NO 11174467693	50-81-5710	28.40	28.40	24223	7/30/24
STM072324B	ACCT NO 40023838523	01-41-5710	142.00	142.00	24223	7/30/24
STM072324C	ACCT NO 27638541113	01-11-5710	20.51	20.51	24223	7/30/24
	ODELL PUBLIC LIBRARY					

8/13/2024 THRU 8/13/2024

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
STM071624	ODELL PUBLIC LIBRARY PPRT DISTRIBUTION	18-18-5471	3,461.80	3,461.80	24255	8/13/24
STM080624	PPRT DISTRIBUTION	18-18-5471	645.69	645.69	24255	8/13/24
247211576	PACE ANALYTICAL SERVICES LAB FEES	51-80-5420	161.00	161.00	24256	8/13/24
247211832	LAB FEES	51-80-5420	56.00	56.00	24256	8/13/24
0002260	PEPPERS HAULING CO. OTHER PROFESSIONAL SERVICES	01-21-5480	120.00	120.00	24257	8/13/24
0023967-2173-6	PRAIRIE HILL RDF SLUDGE DISPOSAL	50-81-5750	277.05	277.05	24258	8/13/24
0024002-2173-1	SLUDGE DISPOSAL	50-81-5750	240.85	240.85	24258	8/13/24
STM080524	QUALITY READY MIX MAINT SUPP - STREETS	01-41-6140	540.00	540.00	24259	8/13/24
241595	QUICKSCORES OPERATING SUPPLIES	01-43-6520	108.00	108.00	24260	8/13/24
0000200	RANDY NELSON ELECTRIC STREET LIGHT MAINT	03-03-5721	2,367.00	2,367.00	24261	8/13/24
1209	REDEYE CHEMS LLC CHEMICALS	50-81-6560	2,140.00	2,140.00	24262	8/13/24
0721-008082933	REPUBLIC SERVICES ACCT NO 3-0721-0231094	14-14-5730	87.32	87.32	24263	8/13/24
1600	ROCK VALLEY SERVICES MAINT SUPP - STREETS	01-41-6140	1,746.10	1,746.10	24264	8/13/24
STM080124	SAUK VALLEY CLASSIFIEDS #10125781	01-11-5530	347.60	347.60	24265	8/13/24
STM080124A	#10125781	01-11-5530	402.20	402.20	24265	8/13/24
INV610639	SBM OFFICE SUPPLIES	01-11-6510	71.65	71.65	24266	8/13/24
INV611904	OFFICE SUPPLIES	01-11-6510	79.46	79.46	24266	8/13/24
INV613144	OFFICE SUPPLIES	50-81-6510	7,705.00	7,705.00	24266	8/13/24
STM072924	STROBBE SCOTT DEDUCTIBLE REIMBURSEMENTS	77-77-9241	2,808.34	2,808.34	24209	7/29/24
STM072924A	DEDUCTIBLE REIMBURSEMENTS	77-77-9241	1,451.40	1,451.40	24210	7/29/24
	SULLIVAN'S FOODS					

8/13/2024 THRU 8/13/2024

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
STM080624	SULLIVAN'S FOODS ACCT NO 253012 ACCT NO 253012 ACCT NO 253012 ACCT NO 253012	01-43-6538 50-81-6520 01-41-6520 01-11-9280	8.58 7.59 466.75 264.20	747.12	24267	8/13/24
46224	THE EMBLEM AUTHORITY POLICE VEHICLE	24-24-8400	332.00	332.00	24268	8/13/24
STM080724	THE SHERWIN-WILLIAMS CO MAINT SUPP - STREETS	01-41-6140	86.31	86.31	24269	8/13/24
6022761-202406-1	TRANSUNION RISK ACCT NO 6022761	01-21-5130	507.00	507.00	24207	7/23/24
0664813615	US CELLULAR ACCT NO 928070215 ACCT NO 928070215 ACCT NO 928070215	01-11-5520 51-80-5520 50-81-5520	133.98 66.99 66.99	267.96	24205	7/23/24
INV00028204	USA BLUEBOOK CUST NO 374860	50-81-6142	233.97	233.97	24270	8/13/24
INV00041410	CUST NO 374860	50-81-6142	65.40	65.40	24270	8/13/24
INV00435354	CUST NO 374860 CUST NO 374860	50-81-6520 51-80-6520	278.71 278.71	557.42	24270	8/13/24
9968455352	VERIZON WIRELESS - LERT B ACCT NO 342565121-00001	51-80-5520	36.01	36.01	24206	7/23/24
5575	WEETS & SON SEPTIC SERVIC PORTABLE RESTROOM RENTAL	01-43-5270	255.00	255.00	24271	8/13/24
5594	PORTABLE RESTROOM RENTAL	01-43-5270	170.00	170.00	24271	8/13/24
131818	WILLIAM & MARY COMPUTER C COMPUTER SYSTEM MAINT & REPAIR COMPUTER SYSTEM MAINT & REPAIR COMPUTER SYSTEM MAINT & REPAIR	01-11-5392 50-81-5392 51-80-5392	918.33 918.33 918.32	2,754.98	24272	8/13/24
131832	COMPUTER SYSTEM MAINT & REPAIR	01-11-5392	200.00	200.00	24272	8/13/24
3556034769	XYLEM WATER SOLUTIONS MAINT SUPP - UTILITY SYSTEM	50-81-6151	3,900.70	3,900.70	24273	8/13/24
0174353-IN	ZIMMER & FRANCESCON, INC. MAINT SUPP - UTILITY SYSTEM	50-81-6151	1,271.20	1,271.20	24274	8/13/24
STM072224	ZSCHIESCHE RYAN MISC EXPENSE	01-43-9280	1,500.00	1,500.00	24201	7/22/24

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
REPORT TOTAL			=====	222,793.26		

Call To Order

The Planning & Zoning Commission met on Wednesday, July 17, 2024 at City Hall, 200 West Main Street, Morrison, Illinois. Chairman Kevin Kuehl called the meeting to order at 5:30 p.m. City Administrator Brian Melton recorded the minutes.

Roll Call

Commission members present upon roll call were Jim Workman, Kevin Kuehl, and Charles Yost. Absent – Sherrie Shirk, Vaughn Maxfield, Nick Alvarado and Kathy Schmidt.

Jeff Ghazaleh representing Signature Sign & Lighting Company and Tractor Supply Company, was also present.

Public Hearing

At 5:30 p.m., Chairman Kuehl opened the Public Hearing and presented the sign variance application. There were no members of the community present and therefore no public feedback. The Public Hearing was then closed by Chairman Kuehl at approximately 5:36 p.m.

New Business

None due to lack of quorum.

Old Business

None due to lack of quorum.

Other Considerations

City Administrator Melton provided information to the Commission on the property at 103 N. Orange Street, owner is Arnie Drolema. Mr. Drolema has received a demolition permit for the current building and is planning to build a new building for his business storage. Due to current zoning of R-2 General Residential, the required setbacks would prohibit him from building an adequately-sized building. Mr. Drolema will be requesting the zoning of this property to change to C-1 Central Business, which is contiguous to the central business district.

The next regular meeting will be **August 28, 2024 @ 5:30 p.m.** At approximately 5:42 p.m. the meeting ended without action.

City of Morrison, Illinois

200 West Main Street, Morrison IL USA 61270

Permit No.: _____

STREET CLOSURE

& OTHER CITY SERVICES REQUEST

Name of Organization: Dept of Fun

Contact Person/Address: Brad Yaklich 16960 Tanglewild Dr

Email: dryaklich@gmail.com Phone: 815 535 7818

Event: "Glow-Burgers Ball"

Street(s) to be Closed: Main Street from Genesee to Orange 5pm - 11pm
also Base Street from Main to Market 12pm - 11pm

Date(s) of Event: Sept 7th 2024

Times of Closure: see above To _____

Additional City Services

☐ Electric Service on Genesee Street

☒ Electric Service on Base Street

☒ Picnic Tables – How many? 4

☒ Main Street Audio System/Music/Microphone

☒ Refuse Receptacles – How many? 6

☐ Water – Location(s)? _____

☐ Police Services

Other/Specify: Bar codes

The undersigned agrees to release, hold harmless, and defend the City of Morrison, its officers and agents against any and all claims for loss, damage, personal injury, or death occurring as a result of the event for which this permit is requested. **Proof of insurance is required. Insurance must name the City of Morrison as an additional insured.**

[Signature]
Authorized Signature

President
Title

8/1/24
Date

STREET CLOSURE PERMIT

- ☐ Subject to the information contained in this Application, a permit is approved and thereby issued.
- ☐ Receipt of \$25.00 PERMIT FEE and/or the \$50.00 ELECTRICAL HOOK-UP CHARGE is hereby acknowledged. Fees are waived for non-profit organizations.

Date

City Clerk

City of Morrison, Illinois

200 West Main Street, Morrison IL USA 61270

PARADE PERMIT

APPLICATION

Permit No.: _____

Date Issued: _____

Permit Expires 12 Months from Date Issued

Name of Organization: Department of Fun

Contact Person/Address: Brad Yaklich 16960 Tanglewood Dr

Email: dryaklich@gmail.com Phone: 815-535-7818

1. Event for which parade permit is requested: "Glow Bangers Ball" Glow Parade

2. Parade Route: Main Street - Start: Morrison Tire
End: Post Office

3. Date of Event: Sept 7th 2024

4. Parade Line Up Time: 8:00pm Parade Start Time: 8:30pm

5. Support Services Requested: ☒ Police Escort/Traffic Control ☒ Barricades
☐ Street Sweeping ☐ Electric Service ☒ Sound System

Please specify: In conjunction with street closure request

The undersigned agrees to release, hold harmless, and defend the City of Morrison, its officers and agents against any and all claims for loss, damage, personal injury, or death occurring as a result of the event for which this permit is requested. Proof of insurance is required. Insurance must name the City of Morrison as an additional insured.

[Signature] President 8/1/24
Authorized Signature Title Date

PARADE PERMIT

☐ Subject to the information contained in this Application, a permit is approved and thereby issued.

☐ Special Conditions: _____

Date

City Clerk

CITY OF MORRISON, ILLINOIS USA

ORDINANCE NO. 24-06

**ORDINANCE AUTHORIZING SIGN VARIANCE
FOR SW FASTBALL LLC & PRIMAX PROPERTIES
(TRACTOR SUPPLY COMPANY)
PURSUANT TO PETITION**

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF MORRISON, ILLINOIS USA

THIS 12th DAY OF AUGUST, 2024

Published in pamphlet form by authority of the City Council of the City of Morrison, Illinois,
this 12th day of August, 2024.

ORDINANCE NO. 24-06

**ORDINANCE AUTHORIZING SIGN VARIANCE
FOR SW FASTBALL LLC & PRIMAX PROPERTIES
(TRACTOR SUPPLY COMPANY)
PURSUANT TO PETITION**

WHEREAS, SW Fastball LLC & Primax Properties (the “Petitioner”) has requested authorization for a sign variance for the development and signage associated with its use of the parcel identified in the Variance Application, as set attached as Exhibit A hereto and incorporated herein; and

WHEREAS, Petitioner desires that a variance be granted to allow the development and use of signage associated with the Tractor Supply store being constructed at the location off of Route 30, within the corporate boundaries of the City of Morrison; and

WHEREAS, Section 44-50 of the Code of Ordinances of the City of Morrison provides generally the type of signage permitted to be located ancillary to a business operation within a C-2 zoning District; and

WHEREAS, Petitioner’s request for variances is of the type and nature that can be granted under Section 44-4 and Section 62-110 of the Code of Ordinances of the City of Morrison; and

WHEREAS, notice of public hearing was published in Sauk Valley Media (Daily Gazette) on July 3, 2024 and on www.localpublicnotices.org (and through social media) on July 19, 2024, advising members of the public that consideration would be given at a public hearing to Petitioner’s application for sign variance; and

WHEREAS, the Chairman of the Planning & Zoning Commission for the City of Morrison conducted a public hearing on July 17, 2024, at which time no member of the public appeared or submitted opposition to the Petition, but due to a subsequent lack of a quorum, made no formal recommendation relating to approval of the variance request; and

WHEREAS, the Mayor and City Council have duly considered the criteria for variance outlined in Section 62-331 of the Code of the City of Morrison; and

WHEREAS, the Mayor and City Council believe, after due consideration and reflection of the economic benefits of the Project and in the absence of concern over sightlines associated with the requested variance, that said request for variance should be granted.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Morrison, Illinois, as follows:

SECTION 1: The recitals set forth in the Preambles to this Ordinance are true, and correct, and incorporated herein as if fully set forth in Section 1.

SECTION 2: Petitioner's Application for Sign Variance, as relates to the identified parcel, is granted. The variance shall be specific to the identified use set forth within the Petition.

SECTION 3: The provisions of Section 62-330 of the Code of the City of Morrison, requiring that no variance may be granted without a report and recommendation from the Planning & Zoning Commission, to the extent applicable to this specific Petition, are hereby waived.

SECTION 4: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 5: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 6: The City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

Passed by the Mayor and the City Council of the City of Morrison, Whiteside County, State of Illinois, this 12th day of August, 2024.

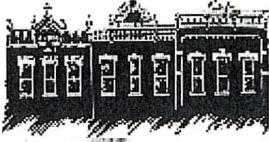
Mayor

ATTEST:

City Clerk

Alderspersons voting:

	AYE	NAY	ABSTAIN	ABSENT
Kevin Bruckner Jr.	☐	☐	☐	☐
Gregory Kruse	☐	☐	☐	☐
Sidonna Mahaffey	☐	☐	☐	☐
Todd Schlegel	☐	☐	☐	☐
Vernon Tervelt	☐	☐	☐	☐
Matthew Tichler	☐	☐	☐	☐
Joshua West	☐	☐	☐	☐
Harvey Zuidema	☐	☐	☐	☐

Case. No. 24-01**VARIANCE APPLICATION - SIGN****City of Morrison, Illinois**

TO THE ENFORCING OFFICER OF THE CITY OF MORRISON ZONING ORDINANCE
 200 W Main Street, Morrison, Illinois 61270-2400 (815) 772-7657 Fax: (815) 772-4291

Whenever the standards of the Morrison Zoning Ordinance place **undue hardship** on a specific development proposal, the applicant may apply to the Planning and Zoning Commission for a Variance. The Planning and Zoning Commission shall review the applicant's request for a Variance and shall submit its recommendation to the City Council. The City Council may attach such conditions to granting of a Variance, as it deems necessary to further the intent of this ordinance.

Address or location of property: 15700 Lincoln RdName of Applicant: Jeff Ghazaleh (Authorized Agent)Address of Applicant: 300 Forrest Ave, Springfield, Illinois, 62702Phone Number of Applicant: 217-271-1775 Fax Number of Applicant: N/AOwner of Property: Primax PropertiesAddress of Owner: 1100 Morehead,
Charlotte, NC Phone Number of Owner: 704-954-7224Name of Sign Contractor: Signature Sign and Lighting
825 S Kosciusko StAddress of Contractor: Jacksonville IL Phone Number of Contractor: 217-271-1775

Specifically state the nature of the Variance requested and why it should be granted. The hardship should be clearly identified. Use additional sheets of paper, if necessary.

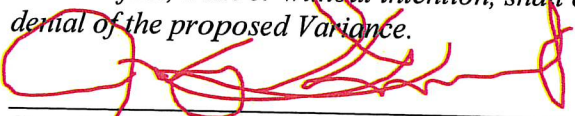
This field is completed as a separate dedicated page labeled as "Variance Petition Argument"

- Photos of the property and the specific area of the property seeking the Variance shall be submitted with application.
- Your Variance plat or site plan must show:
 - Show adjacent property owners, including across rights-of-way

PUBLIC HEARING: After your application has been submitted and reviewed by the Zoning Administrator, it will be referred to the next regularly scheduled Planning and Zoning Commission meeting for a public hearing. The Planning and Zoning Commission meets the last Wednesday of every month at 5:30 p.m. at the City Hall at 200 W. Main. At the Planning and Zoning Commission meeting, you will present your request. Notice of the public hearing shall be mailed to all property owners within a 250-foot radius of the property. A Variance cannot be recommended by the Commission unless it finds, based upon the application and evidence presented at the public hearing, that all of the following conditions have been met:

- a. The development activity cannot be located inside the SFHA;
(Special Flood Hazard Area) (circle one) Yes / No
- b. An exceptional hardship would result if the Variance were not granted; (circle one) Yes / No
- c. The relief requested is the minimum necessary; (circle one) Yes / No
- d. There will be no additional threat to public health, safety, or welfare or the creation of a nuisance; (circle one) Yes / No
- e. The essential character of the locality of the property in question will not be altered; (circle one) Yes / No

Certification: *To the best of my knowledge, the information contained herein, and on the attachments, is true, accurate, and correct, and substantially represents the existing features and proposed features. Any error, misstatement, or misrepresentation of material fact or expression of material fact, with or without intention, shall constitute sufficient grounds for the revocation or denial of the proposed Variance.*



Signature of Applicant

6/18/2024

Date



Signature of Owner

6/18/2024

Date

After receiving a completed application, the City Clerk will file notice of your request with the local newspaper and with the adjoining property owners. If you have any questions, please contact the Zoning Administrator at (815) 772-7657.

FOR OFFICE USE ONLY

Case No. _____

Fee Paid? Y / N Date: _____

Drawing submitted? Y / N Date: _____

Documentation of Authority Submitted: _____

Date to go before the Planning Commission: _____

Commission Action: _____



CITY OF MORRISON, ILLINOIS

Procedure for Requesting a Variance - Sign

1. The Petitioner must submit a **completed** application to the City along with the \$175 fee for providing Legal Notice and conducting the Public Hearing.
2. The completed application must include a site plan . The cost of all plans shall be borne by the developer.
3. Application must be made prior to the publication date of the legal notice. The legal notice must be published in a local newspaper at least fifteen (15), but not more than thirty (30), days prior to the Planning and Zoning Commission meeting, which is typically held on the last Wednesday of each month. The Commission shall be given twenty (20) days to review the preliminary plans and shall hold a hearing on the preliminary plans and make their recommendation to the City Council.
4. Attendance is required at the public hearing. Once your case is opened for discussion, the chairperson will ask you to briefly state the nature of your request. You may have a representative make this statement on your behalf if you wish.
5. Following the public hearing, the Planning and Zoning Commission will make a recommendation to the City Council to consider the Variance based on the findings of facts during the public participation portion of the public hearing and recommendations from City staff. You must be present at the City Council meeting.
6. The City Council will consider the Variance following the Planning and Zoning Commission meeting in which a recommendation was made. The Council will vote to either approve or deny the Variance.

Please contact the Zoning Administrator at 772-7657 with questions.

Variance Petition:

1. Economic and Community Benefits if Approved:

- **A Tractor Supply Company store in Morrison is a Positive economic impact due to potential for job creation and increased local commerce.**
- **Provides essential goods and services that benefit the local community, including farming supplies, pet care, and home improvement products.**

2. Building Size and Visibility Issues:

- **The standardized signage dimensions are proportionate to the large size of the Tractor Supply Company facility. A 50 sq. ft. sign would be disproportionately small and ineffective for a building of this scale.**
- **Larger signage improves visibility for customers, ensuring they can locate the store easily and safely, especially for those traveling on major roads or highways like route 30.**

3. Brand Consistency:

- **Tractor Supply Company's standardized signage dimensions are critical for maintaining brand consistency across all locations. This consistency helps customers easily recognize and trust the brand, which is essential for business success.**
- **Customers expect to see familiar signage when visiting a national chain, and deviations can lead to confusion and a diminished shopping experience.**

4. Technical Compliance and Safety Awareness:

- **All signage that variance is requested for will comply with safety regulations, including structural integrity and illumination standards, to prevent any hazards.**
- **The larger signage will have minimal impact on neighboring properties and the local environment, focusing on the careful placement and design to mitigate any potential concerns.**

Justification Statement–

Justification for Variance Petition for Tractor Supply Company Signage

We respectfully request a variance for the proposed signage for Tractor Supply Company located in Morrison, Illinois. The city code stipulates a maximum of 50 square feet for wall-mounted signs in a C-2 zone or one square foot per foot of building frontage, whichever is less. However, the standardized signage dimensions for Tractor Supply Company, comprising a 192 sq. ft. storefront sign, a 67 sq. ft. garden center sign, and a 108 sq. ft. double-faced pylon pole sign, are essential for the following reasons:

- 1. Proportionality and Visibility:** The large facility size of Tractor Supply Company necessitates proportionate signage to ensure adequate visibility and customer safety. A 50 sq. ft. sign would be ineffective and disproportionate to the building's scale.
- 2. Economic Impact:** The presence of Tractor Supply Company in Morrison will significantly boost the local economy by creating jobs and attracting customers, thereby increasing local commerce and supporting community development.
- 3. Brand Consistency:** Consistent signage across all Tractor Supply Company locations is crucial for maintaining brand recognition and customer trust, which are vital for the store's success and customer satisfaction.

We believe that granting this variance will not only benefit Tractor Supply Company but also enhance the commercial landscape of Morrison, providing valuable services and economic growth to the community. We appreciate your consideration and look forward to your favorable decision on this matter.



Images to the left show the standardized chain brand signage, and it's conformity as a familiar symbol. The pictures to the left are just a few of hundreds of locations proving the absolute structural integrity and safety of the sign's design.



Letter of Authorization

June 18, 2024

RE: Signage for Tractor Supply Co (TSC)
15700 Lincoln Road
Morrison, IL 61270

To Whom It May Concern:

This letter is to serve as authorization, that I.D. Associates, Inc., and/or Signature Signs can apply for a variance/permits and do necessary sign installation work at the above-mentioned location. Should you have any questions or concerns, you can reach me at 704-954-7224

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam F. Sellner".

Adam F. Sellner
Vice President – Development
Primax Properties, LLC
DBA – SW Fastball II, LLC



A TRACTOR SUPPLY CO SIGN EXHIBIT

📅 June 11, 2024
📍 Morrison Illinois



15700 LINCOLN RD. MORRISON, ILLINOIS

SITE PLAN



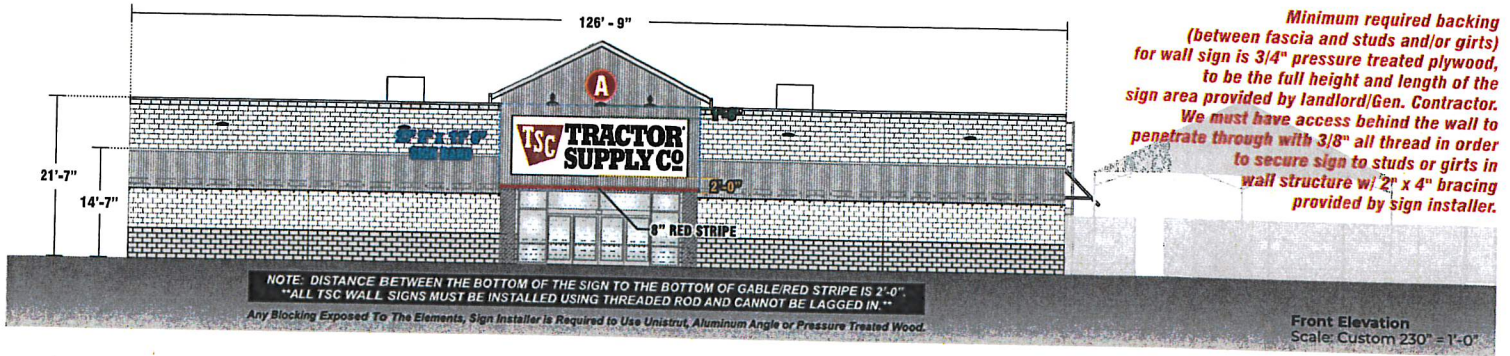
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.



1771 INDUSTRIAL ROAD-DOTHAN, ALABAMA-36303
PH (888) 303-5534-FAX (334) 836-1401
www.idassociatesinc.com

PROJECT	TRACTOR SUPPLY CO.	STUDY NO.	2743	REV.	R1 6/18/24 JR	REV.		REV.	
LOCATION	MORRISON, ILLINOIS	DATE	6/11/24	REV.		REV.		REV.	
DESIGNER	DEANNA PAYNE	DESIGN BY	JR	REV.		REV.		REV.	
REVISION NO.	TRACTOR SUPPLY CO-MORRISON, IL #2743 SIGN EXHIBIT								
EXHIBIT APPROVED BY:									





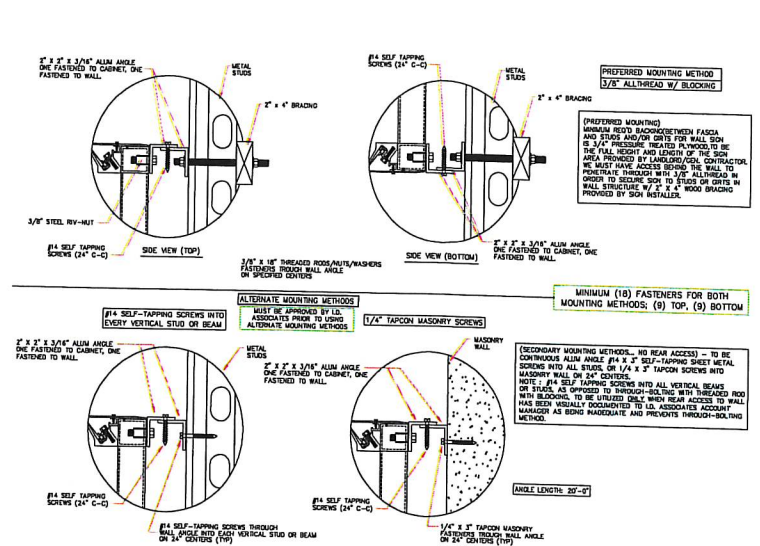
Minimum required backing (between fascia and studs and/or girts) for wall sign is 3/4" pressure treated plywood, to be the full height and length of the sign area provided by landlord/Gen. Contractor. We must have access behind the wall to penetrate through with 3/8" all thread in order to secure sign to studs or girts in wall structure w/ 2" x 4" bracing provided by sign installer.



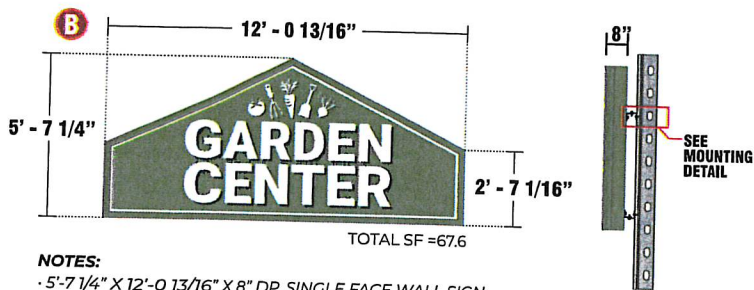
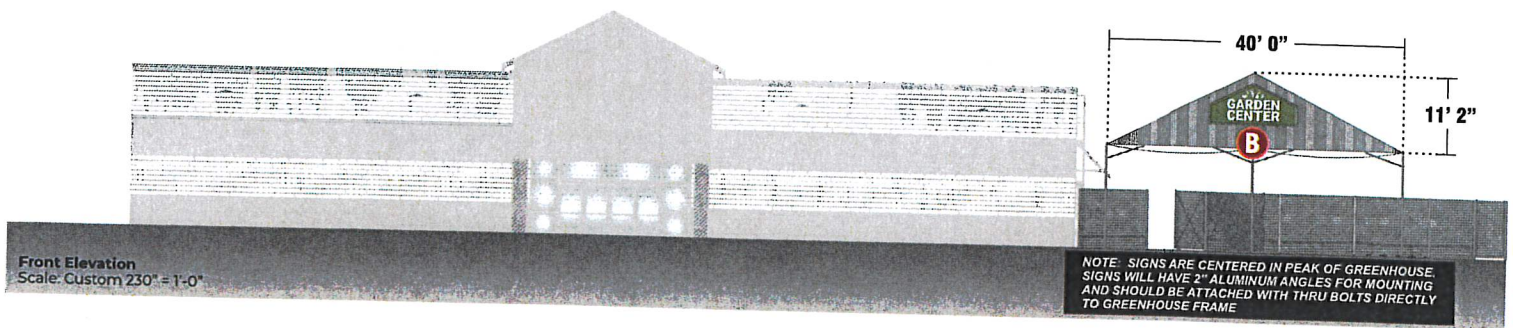
NOTES:

- NON-ILLUMINATED 8'-0" X 24'-0" X 5" DEEP SINGLE FACE CABINET
- 2" ALUMINUM RETAINERS (.050)
- 3M PANAGRAPHICS III SUBSTRATE / VINYL GRAPHICS FIRST SURFACE
- CABINET FRAMED W/ 2" X 2" X 1/8" ALUMINUM TUBEV

- CABINET - GLOSS BLACK
- BACKGROUND WHITE
- 3M 3630-33 RED VINYL WITH WHITE COPY
- TRACTOR SUPPLY CO. 3M 7725-12 BLACK



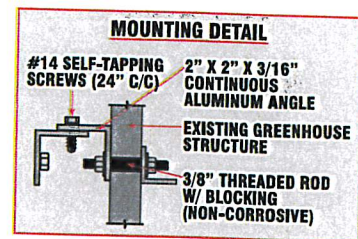
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.									
ID ASSOCIATES 1771 INDUSTRIAL ROAD - DOTHAN, ALABAMA - 36303 PH (888) 303-5534 - FAX (334) 836-1401 www.idassociatesinc.com	CLIENT	TRACTOR SUPPLY CO.	DATE	2743	REV	R1 6/18/24 JR	REV		
	LOCATION	MORRISON, ILLINOIS	DATE	6/11/24	REV		REV		
	DESIGNED BY	DEANNA PAYNE	DATE	JR	REV		REV		
	DRAWING NO.	TRACTOR SUPPLY CO-MORRISON, IL #2743 SIGN EXHIBIT	DATE		REV		REV		
								EXHIBIT APPROVED BY:	
								Underwriters Laboratories Inc.	



NOTES:

- 5'-7 1/4" X 12'-0 13/16" X 8" DP. SINGLE FACE WALL SIGN
- FLAT WHITE LEXAN FACE W/ DIGITALLY PRINTED GRAPHICS
- INTERNALLY ILLUMINATED WITH LEDs w/ 120v/277v Power Supplies (Multi-Volt)
- PRIMARY FRAME - BENT .090 ALUMINUM
- .063 ALUM RETURNS AND 2" RETAINERS

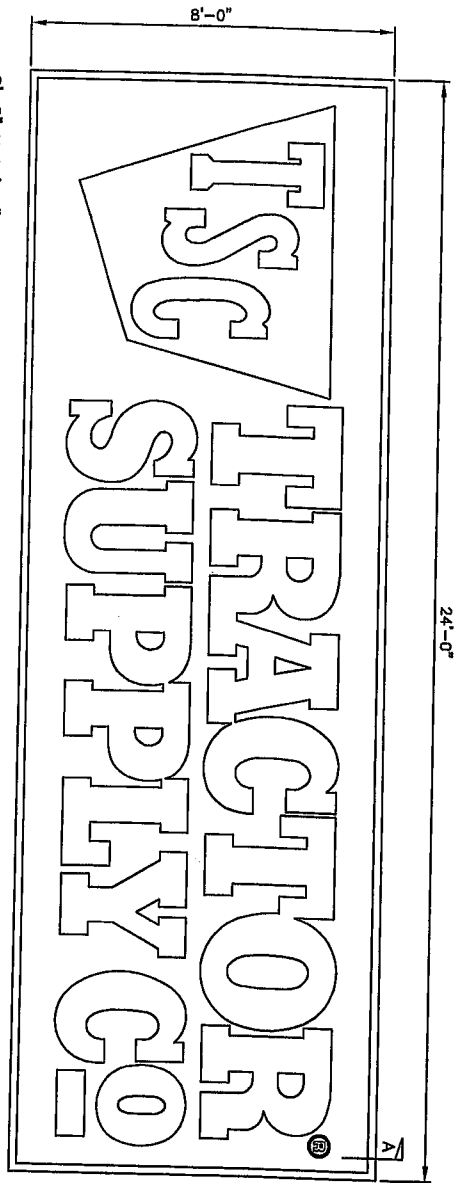
- CABINET - PAINTED GREEN (MATCH SIGN FACE COLOR)
- RETAINER - PAINTED GREEN (MATCH SIGN FACE COLOR)
- FACE - FLAT LEXAN FACES W/ DIGITALLY PRINTED GRAPHICS



id. ASSOCIATES 1771 INDUSTRIAL ROAD - DOTHAN, ALABAMA - 36303 PH (888) 303-5534 - FAX (334) 836-1401 www.idassociatesinc.com										THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.									
CLIENT		TRACTOR SUPPLY CO.		SHEET NO.		2743		REV.		R1 6/18/24 JR		REV.		REV.		REV.		REV.	
LOCATION		MORRISON, ILLINOIS		DATE		6/11/24		REV.		REV.		REV.		REV.		REV.		REV.	
ACCOUNT REP.		DEANNA PAYNE		DRAWN BY		JR		REV.		REV.		REV.		REV.		REV.		REV.	
DRAWING NO.		TRACTOR SUPPLY CO-MORRISON, IL #2743 SIGN EXHIBIT																	
										EXHIBIT APPROVED BY:									

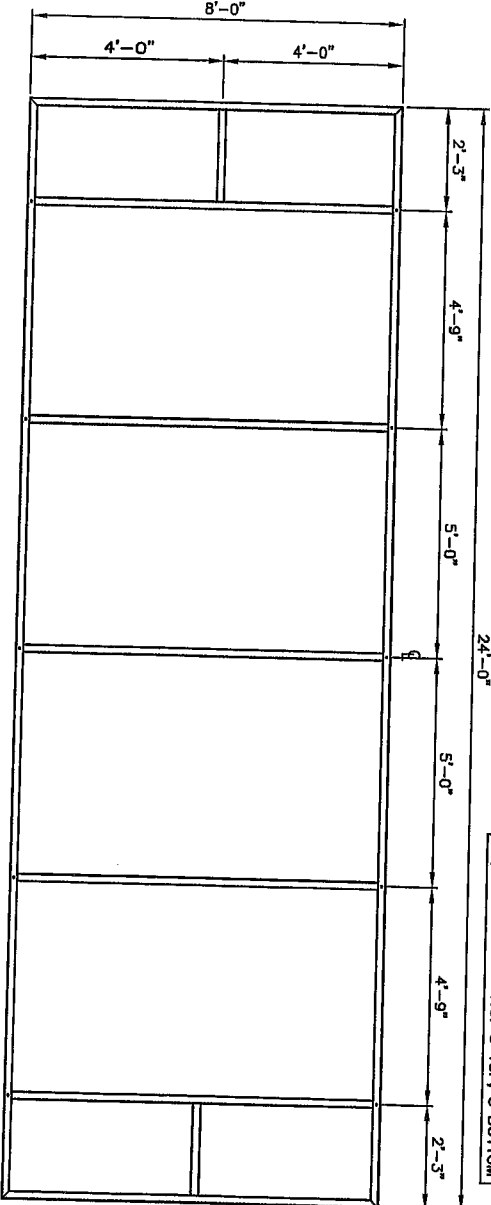


THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.									
ID ASSOCIATES TRADING AND SIGNAGE DESIGNERS, INC. 1771 INDUSTRIAL ROAD-DOTHAN, ALABAMA-36303 PH (888) 303-5534 FAX (334) 836-1401 www.idassociatesinc.com	CLIENT	TRACTOR SUPPLY CO.	NUMBER	2743	REV	R1 6/18/24 JR	REV		REV
	LOCATION	MORRISON, ILLINOIS	DATE	6/11/24	REV		REV		REV
	ACCOUNT REP	DEANNA PAYNE	DRAWN BY	JR	REV		REV		REV
	DRAWING NO	TRACTOR SUPPLY CO-MORRISON,IL #2743 SIGN EXHIBIT							
EXHIBIT APPROVED BY:									



8'-0" X 24'-0" SF FACE LAYOUT

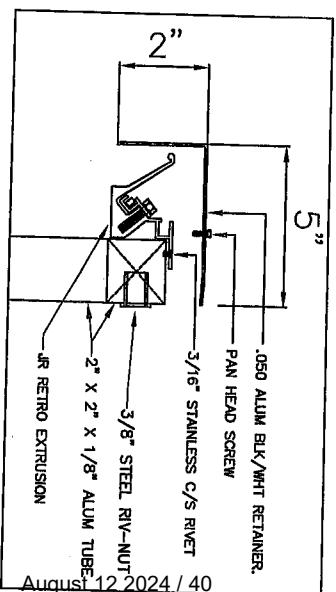
(10) MOUNTING POINTS: 5 TOP, 5 BOTTOM



CABINET BODY FRAME

NOTES
8'-0" X 24'-0" X 5" DP. CABINET W/ 2" X 5" RETAINERS (.050 BLK/WHT ALUM.)
SINGLE FACE (SEE DETAIL) PANAGRAPHS III SUBSTRATE MATERIAL W/ VINYL OVERLAYS
CABINET BODY FRAMED W/ 2" X 2" X 1/8" ALUM. TUBE.
BACK BRACING IS 2" X 2" X 1/8" ALUM. TUBE.

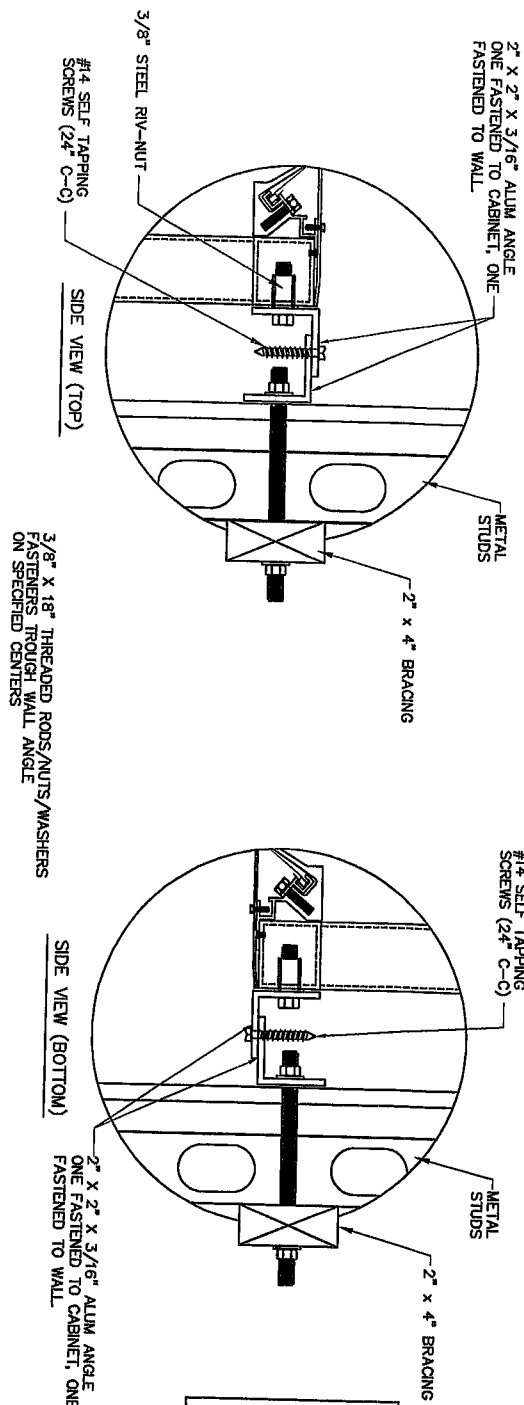
COLORS
CABINET (RETAINER/TUBE COVER)- GLOSS BLACK
BKGD-WHITE
LOGO-3M 3530-33 RED VINYL W/ WHITE COPY
TRACTOR SUPPLY CO-3M 7725-12 BLACK VINYL



SECTION "A"

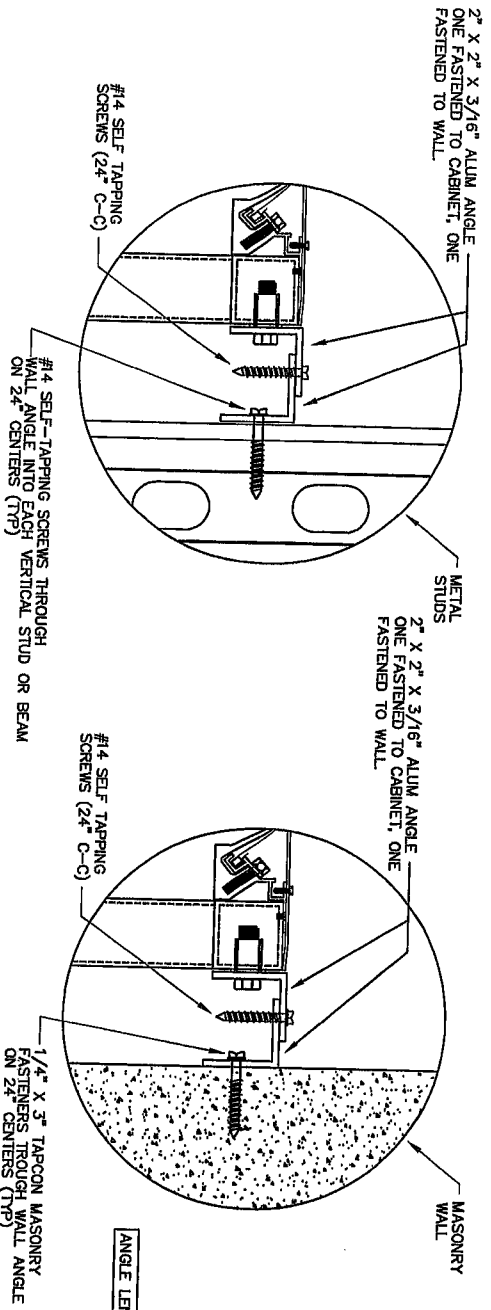
ID ASSOCIATES 1771 INDUSTRIAL ROAD PHOENIX, AZ 85033 PHONE: (602) 998-1400 FAX: (602) 998-1401		TRACTOR SUPPLY CO	
DATE: 11/05/19	BY: RMS	APPROVED: HOLLAND	ESTIMATED WEIGHT: 300 LBS
REVISION: 12/18/19	BY: RES	SCALE: 3/8" = 1'-0"	ITEM NUMBER: 15C-192-SF-NI
REVISION: 12/18/19	BY: RES	APPROVED BY: [Signature]	APPROVED DATE: [Date]
REVISION: 12/18/19	BY: RES	APPROVED BY: [Signature]	APPROVED DATE: [Date]
REVISION: 12/18/19		PAGE NUMBER: 1 OF 2	

PREFERRED MOUNTING METHOD
3/8" ALLTHREAD W/ BLOCKING



(PREFERRED MOUNTING)
MINIMUM REQ'D BACKING(BETWEEN FASCIA AND STUDS AND/OR GIRTS FOR WALL SIGN IS 3/4" PRESSURE TREATED PLYWOOD TO BE THE FULL HEIGHT AND LENGTH OF THE SIGN AREA PROVIDED BY LANDLORD/GEN. CONTRACTOR. WE MUST HAVE ACCESS BEHIND THE WALL TO PENETRATE THROUGH WITH 3/8" ALLTHREAD IN ORDER TO SECURE SIGN TO STUDS OR GIRTS IN WALL STRUCTURE W/ 2" X 4" WOOD BRACING PROVIDED BY SIGN INSTALLER.

ALTERNATE MOUNTING METHODS
#4 SELF-TAPPING SCREWS INTO EVERY VERTICAL STUD OR BEAM



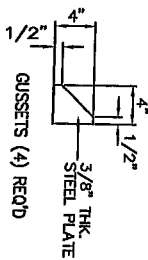
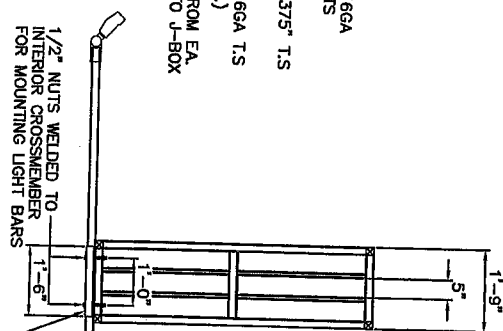
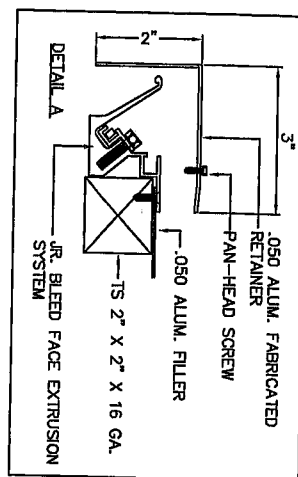
MUST BE APPROVED BY I.D. ASSOCIATES PRIOR TO USING ALTERNATE MOUNTING METHODS

1/4" TAPCON MASONRY SCREWS

MINIMUM (18) FASTENERS FOR BOTH MOUNTING METHODS, (9) TOP, (9) BOTTOM

(SECONDARY MOUNTING METHODS... NO REAR ACCESS) - TO BE CONTINUOUS ALUM ANGLE #4 X 3" SELF-TAPPING SHEET METAL SCREWS INTO ALL STUDS OR 1/4" X 3" TAPCON SCREWS INTO MASONRY WALL ON 24" CENTERS.
NOTE: #4 SELF-TAPPING SCREWS INTO ALL VERTICAL BEAMS OR STUDS, AS OPPOSED TO THROUGH-BOLTING WITH THREADED ROD WITH BLOCKING, TO BE UTILIZED ONLY WHEN REAR ACCESS TO WALL HAS BEEN VISUALLY DOCUMENTED TO I.D. ASSOCIATES ACCOUNT MANAGER AS BEING INADEQUATE AND PREVENTS THROUGH-BOLTING METHOD.

ID ASSOCIATES 1771 INDUSTRIAL ROAD DOTHAN, AL 36024 PHONE: (334) 636-1400 FAX: (334) 636-1401		THE SIGNOR SUPPLY CO	
DATE: 11/05/19	BY: RMS	LOCATION: STANDARD-NOV 2019	CUSTOMER:
REMOVED: 12/18/19	BY: RCS	SCALE: 3/8"-1'-0"	ESTIMATED WEIGHT: 500 LBS
REMOVED: BY:	APPROVED BY:	DATE:	THE SIGNOR SUPPLY CO
REMOVED: BY:	APPROVED BY:	DATE:	THE SIGNOR SUPPLY CO
PAGE NUMBER: 2 OF 2			



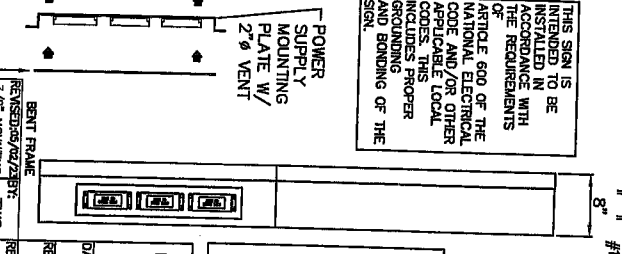
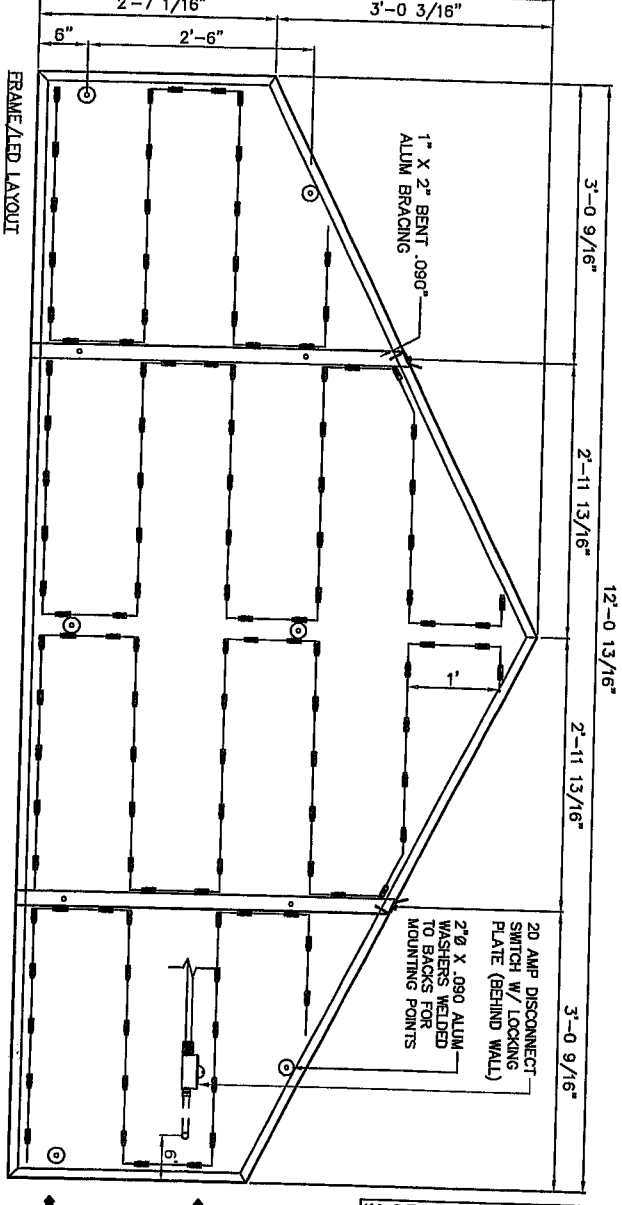
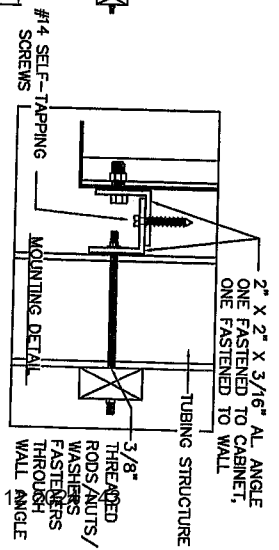
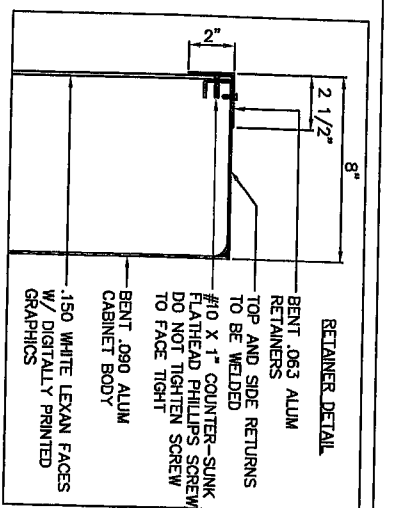
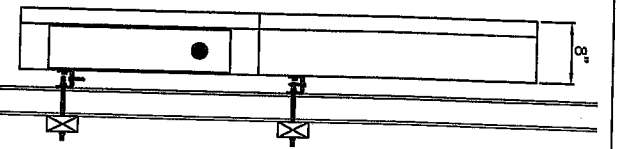
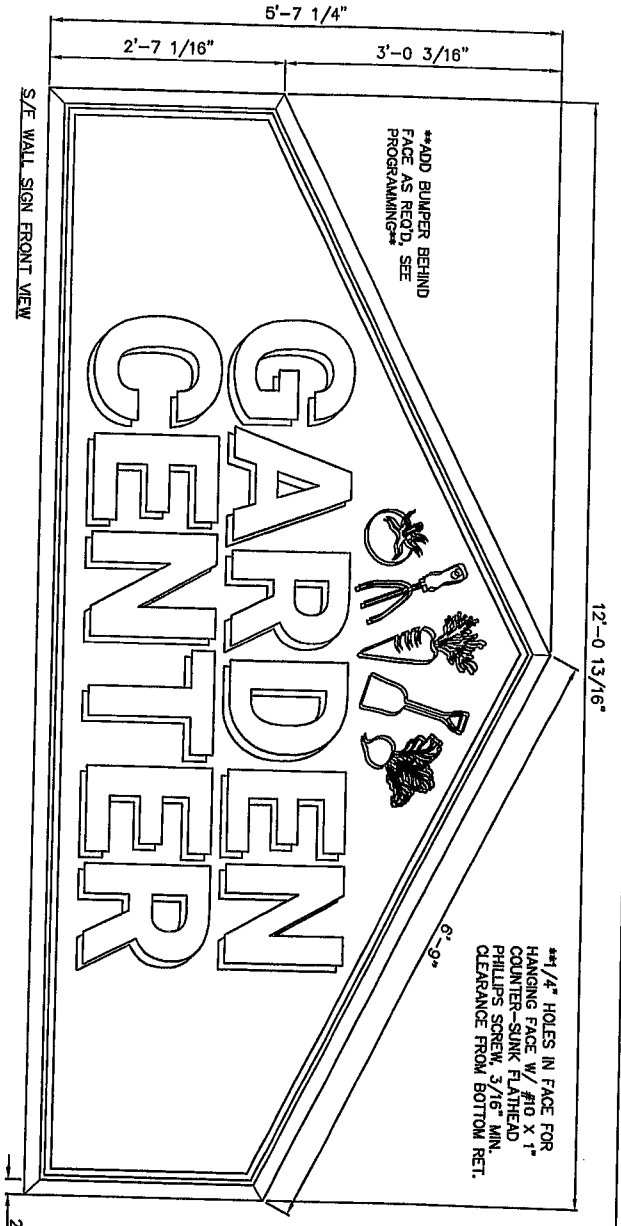
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

EXTERNAL ILLUMINATION NOTES:
(4) KEYSTONE KI-FLED75-RM-UNW-BCSB-VDM
PICTURES
*BLACK PREFERRED,
PICTURES SET AT 30 DEGREES FOR MAX
LIGHT DISPLACEMENT
PHOTOCELL DIP SWITCH MUST BE ON THE
"OFF" POSITION

**LIGHT BARS TO BE PRE-WIRED
AND SHIPPED SEPARATELY

**FINAL CONNECTION TO J-BOX
BY SUB CONTRACTOR

**ADJUST ANGLE OF FLOOD
LAMP AS REQ'D TO ILLUMINATE
PITON FACE PROPERLY



ELECTRICAL NOTES:

116 NOS TOTAL SLOAN V4.4 6SK WHITE (3) SLOAN 6002 60W POWER SUPPLIES 120V/277V MULTI-TAP-0.80 AMPS MAX EA 2.4 MAX AMPS TOTAL

NOTES:

5'-7 1/4" X 12'-0 13/16" W X 8" DP S/F CABINET. PRIMARY FRAME .090" BENT ALUM. BACK VERTICAL BRACES 2" X 1" X .090" BENT ALUM. WALL ANGLES 2" X 2" X 3/16" ALUM BOLTED TO FRAME CABINET BACK PAINTED GREEN TO MATCH FACE RETURNS .090" ALUM, PAINTED GREEN TO MATCH FACE RETAINERS 2" .063 ALUM, PAINTED GREEN TO MATCH FACE FLAT WHITE LEXAN FACE WITH DIGITAL PRINT ARTWORK SHOWN IS REPRESENTATIVE. SEE PRODUCTION ART FOR DIGITAL REPRODUCTION FILES

ID ASSOCIATES		CUSTOMER: THERMATOR SUPPLY	
1771 INDUSTRIAL ROAD PO BOX 140 FAX: (334) 856-1401	LOCATION: STANDARD	ACCOUNT MANAGER: B. HOLLAND	ITEM NUMBER: GC-67-LEXAN
DATE: 9/29/21	BT: RMS	SCALE: 3/4" = 1'-0"	ESTIMATED WEIGHT:
REVISION: 12/01/21	BT: RMS	APPROVED BY:	APPROVED DATE:
REVISION: 1/29/22	BT: RES	APPROVED DATE:	PAGE NUMBER: 1 OF 1
REVISION: 03/04/22	BT: DMS		

SIGN ADDENDUM

BUILDING PERMIT APPLICATION

TYPE OF SIGN (Check all that apply):

- | | | |
|---|--|--------------------------------------|
| ☐ Awning, Canopy, or Marquee | ☐ Freestanding | ☐ Illuminated |
| ☐ LED Message/Scrolling | ☒ Wall | ☐ Monument |
| ☐ Other: _____ | | |

DESCRIPTION:

Height (inches): 96 Width (inches): 288
Elevation from Ground (inches): 144 ground-sign bottom Number of Faces: 1
Sign Material: Aluminum Cabinet
Sign Wording: TSC Tractor supply co

Include Proposed Drawing / Design / Sign Proof
(if available)

ADDITIONAL INFORMATION:

All drawings, schematics, technical information and elevations are included in this
document

SIGN ADDENDUM
BUILDING PERMIT APPLICATION

TYPE OF SIGN (Check all that apply):

☐ Awning, Canopy, or Marquee

☐ LED Message/Scrolling

☐ Other: _____

☐ Freestanding

☒ Wall

☒ Illuminated

☐ Monument

DESCRIPTION:

Height (inches): 67 1/4

Width (inches): 144 13/16

Elevation from Ground (inches): 204 ground-sign bottom Number of Faces: 1

Sign Material: Lexan Flat Face internally illuminated LED panel

Sign Wording: Garden Center

Include Proposed Drawing / Design / Sign Proof
(if available)

ADDITIONAL INFORMATION: _____

All drawings, schematics, technical information and elevations are included in this
document

SIGN ADDENDUM

BUILDING PERMIT APPLICATION

TYPE OF SIGN (Check all that apply):

- | | | |
|---|--|--------------------------------------|
| ☐ Awning, Canopy, or Marquee | ☒ Freestanding | ☐ Illuminated |
| ☐ LED Message/Scrolling | ☐ Wall | ☐ Monument |
| ☐ Other: _____ | | |

DESCRIPTION:

Height (inches): 72 Width (inches): 216
Elevation from Ground (inches): 288 ground-sign bottom Number of Faces: 2
Sign Material: Angle Iron Framing with Aluminum Retainers
Sign Wording: TSC Tractor Supply Co

Include Proposed Drawing / Design / Sign Proof
(if available)

ADDITIONAL INFORMATION: Pylon Sign with Spotlight External Illumination

All drawings, schematics, technical information and elevations are included in this
document.

REGULATIONS BY ORDINANCE, CITY OF MORRISON MUNICIPAL CODE, CHAPTER 44

No sign shall be constructed, erected, originally painted, converted, altered, rebuilt, enlarged, remodeled, relocated, or expanded until a permit for such sign has been obtained in accordance with the standards and procedures set forth by the City of Morrison.

No permit shall be required for repainting, cleaning, and other normal maintenance or repair of a sign, or for changing copy on a sign specifically designed for the use of changeable copy, provided it complies with the Municipal Code.

No sign shall be attached to a tree, telephone pole, or other utility structure. No sign shall be erected or located in a public right-of-way except as authorized by the public entity responsible for the right-of-way.

A permit is required for all signs with the following exceptions:

- ☒ Temporary real estate signs not to exceed an area of five (5) square feet and not to exceed a time of six (6) months;
- ☒ Temporary garage sale and open house signs not to exceed an area of five (5) square feet, not to be erected more than twenty-four (24) hours prior to the event, and to be removed immediately following the event;
- ☒ Temporary political signs not to exceed an area of six (6) square feet per sign and twenty-five (25) square feet per lot and not to be erected more than sixty (60) days prior to an election and must be removed seven (7) days following an election;
- ☒ Temporary event signs not to exceed an area of fifteen (15) square feet and not to be erected more than seven (7) days prior to an event and must be removed two (2) days following an event;
- ☒ Temporary contractor's or developer's signs not to exceed an area of thirty (30) square feet per construction project and must be removed prior to the issuance of the Certificate of Occupancy;
- ☒ Commemorative plaques located on designated historical or other similar properties;
- ☒ Government or municipal signs pertaining to necessary signs directed by any statute or ordinance;
- ☒ Signs within completely enclosed buildings and not visible from the outside of the building;
- ☒ Home occupation signs not exceeding an area of one (1) square foot and not illuminated; and
- ☒ Nameplate signs not to exceed an area of one (1) square foot.

Prohibited Signs:

- Abandoned or unused signs for a period of 90 days;
- Flashing or blinking signs, except as provided in this chapter;
- Portable signs;
- Roof signs;
- Of indecent, immoral, obscene, or offensive matter;
- Of words or phrases which may confuse or interfere with pedestrian and vehicular traffic;
- Of poor maintenance, structure, or disrepair;
- Permanent signs which must be inflated;
- Signs mounted or affixed to vehicles or trailers which are parted so as to be visible from a public right-of-way where the apparent primary purpose is to advertise a product/service or direct people to a business activity located in the same or nearby property.

This is not an inclusive list of all regulations of Chapter 44 of the City of Morrison Municipal Code. Please see such code for specific details and additional regulations.

City of Morrison, Illinois
200 West Main Street, Morrison IL USA 61270

BUILDING PERMIT APPLICATION

Permit No.: _____

Date Issued: _____

Permit Expires 12 Months from Date Issued

Property Owner: Primax Properties LLC

Address: 1100 East Morehead, Charlotte, NC, 28204

Contact Number: (704) 954 - 7224 Email Address: twallace@primaxservices.com

Application is hereby made for a Building Permit and Certificate of Compliance involving the premises legally described as follows:

Street Address: 15700 Lincoln Rd., Morrison, Illinois

Subdivision: C-2 General Business

Unit _____ Block _____ Lot No. 2 Sec. 17 Parcel No. 09-17-405-004

Structure Dimensions _____ (length) X _____ (width) = _____ ft² Height _____

Lot Dimensions 337 X 293 = 98,741 ft²

Type Construction (Check all that apply):

- | | |
|--|--|
| ☒ New Construction | ☐ Offices or Professional |
| ☐ Alteration/Remodel | ☒ Commercial |
| ☐ Addition | ☐ Industrial |
| ☐ Accessory Structure | ☐ Fence |
| ☐ Single Family Residence | ☐ Deck |
| ☐ Two-Family Residence (Duplex) | ☒ Sign |
| ☐ Multiple-Family Residence | ☐ Pool |
| ☐ Institutional | ☐ Other _____ |

Estimated Cost of Project: \$ 7,500.00

PROFESSIONAL / CONTRACTED SERVICES INVOLVED:

Name: Signature Sign and Lighting

Address: 825 S Kosciusko St, Jacksonville, IL, 62650

Contact Number: 217-271-1775 Email Address: admin@signaturesigns217.com

☒ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

Name: _____

Address: _____

Contact Number: _____ Email Address: _____

☐ General Contractor ☐ Architect/Engineer ☐ Excavator ☐ Plumbing ☐ Electrical ☐ Other

PROPERTY DESCRIPTION INFORMATION (Please Circle One):

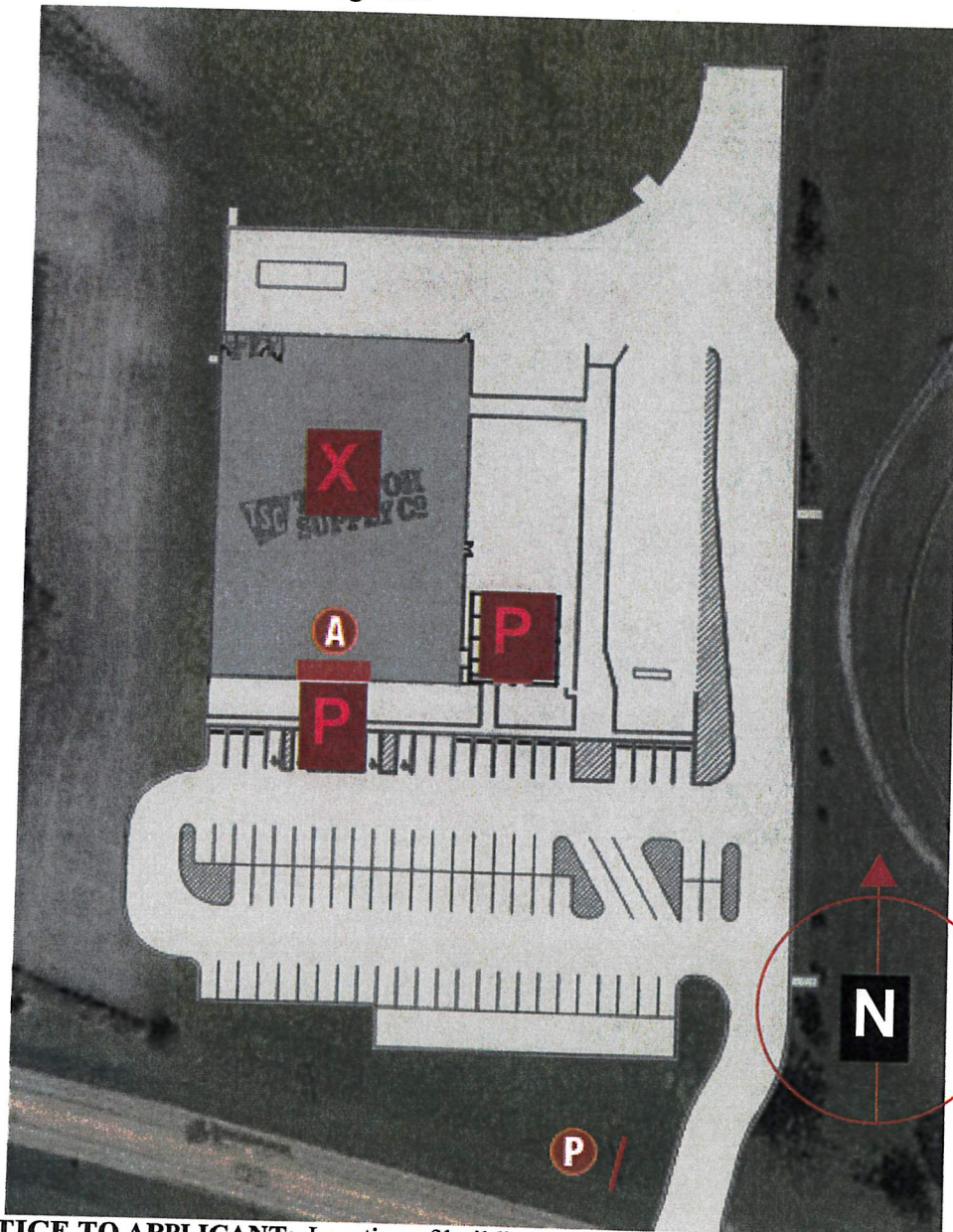
- | | |
|---|--|
| ☒ YES ☐ NO | 1. Have you included your legal description? |
| ☒ YES ☐ NO | 2. Provide/show your lot dimensions? |
| ☒ YES ☐ NO | 3. Does your application include a parking plan, if applicable? |
| | 4. What is your property zoned as: <u>C-2 General Business</u> |
| ☒ YES ☐ NO | 5. Include all existing and requested building dimensions? |
| ☒ YES ☐ NO | 6. Will this construction cover water or sewer lines? |
| ☒ YES ☐ NO | 7. Does this construction comply with front, side, and rear yard setbacks? |
| ☒ YES ☐ NO | 8. Does your construction require a water permit?
If so, Permit Number: _____ |
| ☒ YES ☐ NO | 9. Does your construction require a sewer permit?
If so, Permit Number: _____ |
| ☒ YES ☐ NO | 10. Does your property lie within the Historic District? |
| ☒ YES ☐ NO | 11. Is your property on the National Register? |
| ☒ YES ☐ NO | 12. Is your property a Locally Designated Landmark? |
| ☒ YES ☐ NO | 13. Does your construction require a Certificate of Appropriateness? |

NOTES: All relevant information has been attached in the form of technical plans,
schematics, and architectural drawings in order to facilitate an accurate
description on information provided

PROPOSED CONSTRUCTION – DIAGRAM:

Please include the following in the draft diagram below:

- ✓ Dimensions of the lot
- ✓ Location & dimensions of all existing buildings & structures (*Mark with X*)
- ✓ Location & dimensions of all proposed buildings & structures (*Mark with P*)
- ✓ Distances to property lines for all proposed buildings & structures
- ✓ Location of water supply lines
- ✓ Location of sewer line / septic field
- ✓ Labeled arrow indicating north



NOTICE TO APPLICANT: Location of buildings or structures must be staked out on the property as shown above. This will be checked before permit is issued. Construction must not be started until permit is issued. No changes in location as shown above may be made without first contacting City Hall. A certified survey of your property may be required before issuance of a permit.

APPLICANT'S STATEMENT:

The dimensions of the lot and location of all existing and proposed buildings and structures are shown on the drawing on page 4 of this form (or indicated on an attached site plan) and is made a part of this application.

I declare that the above and attached information is correct and agree in consideration of and upon issuance of a building permit to do or allow to be done only such work as is herewith applied for, and that such premises and its existing and proposed building or structures shall be used or allowed to be used for only such purposes as are set forth above or other uses permitted.

I hereby acknowledge that I have been informed by the City of Morrison that it is solely my responsibility to determine the exact location of my property line(s) and that the issuance of a building permit is in no way agreeing with or validating my determination of property lines.

I further declare that the buildings and property use comply with all of the provisions of Zoning, City of Morrison Municipal Code, and that I hold harmless the City of Morrison, Illinois from any present or future property line disputes which may result from the issuance of this permit. After the structure is completed, a separate Certificate of Compliance will be issued after an inspection of the premises and completed structure as described in the Zoning Ordinance.

Jeff Ghazaleh (Authorized Signing Agent)

Name of Applicant/Owner: _____

Signature of Applicant/Owner: _____

Date: **06/18/2024**

BUILDING PERMIT FEE: \$35 fee plus \$2 for every \$1000 of estimated improvement cost

For Office Use Only

☐ Permit Approved

☐ Permit Denied

By _____

Title _____ Date _____

Fee Amount Paid \$ _____ Date Paid _____

Does the property lie within the Historic District, National Register or a locally designated landmark?

YES or NO *(If YES, FEE is WAIVED)*



A Division of **BOGOTT** Plumbing, Inc.

15273 Bishop Road Morrison, IL 61270
815-772-4512 fax 866-434-7043
bpibrands@bogott1.com

July 19, 2024

City of Morrison
City Hall

We propose to furnish and install:

2-Bryant gas / electric rooftop units
582KP06A110A2A0AC
5 ton cooling capacity
110,00 Btuh heating capacity

Job includes:

2- digital programmable thermostat
Appropriate gas an electrical work
Removal and proper disposal of old equipment

MATERIAL AND LABOR

\$13,900.00

Warranty:Heat Exchanger - 10 year parts Compressor - 5 year Parts & Labor -1 year

2 - Optional economizers MM-ECD-SRT12CB-D2EH

MATERIAL AND LABOR

\$2840.00

CRANE SERVICE

\$300.00

Payment Terms: 50% down payment, balance due upon completion.

We accept Visa, MasterCard, and Discover Financing available with approved credit.

Thank you for the opportunity to make this proposal. Any questions please call.

Sincerely,

Jon Brands,
BPI Brands Heating & Cooling

Brian Melton

From: Jeff Workman <jeff@workmanhc.com>
Sent: Thursday, July 25, 2024 2:27 PM
To: Brian Melton
Subject: hvac

[2] carrier rooftop units model 48cfa06a2a5-6u0a0, 5 ton each
[2] programmable thermostats
Reconnect electrical to units
Reconnect gas piping to units
Removal and disposal of units
New condensate piping for units
Crane rental included
Factory installed economizers
10 yr warranty on heat exchanger
5 yr warranty on compressor
1 yr warranty all remaining parts
1 yr labor warranty
Quote good for 30 days
Total installed cost \$18,345.00
Terms -\$9,000 down to place order, balance on completion.

Thank you
Jeff workman
Workman heating & cooling
815-772-2010 office
815-441-8913 cell
07-25-2024

CITY OF MORRISON, ILLINOIS USA

ORDINANCE NO. 24-07

**ORDINANCE AMENDING CHAPTER 10 – BUILDINGS AND BUILDING
REGULATIONS
OF THE CITY OF MORRISON MUNICIPAL CODE
AND TO ADD ARTICLE V.7 TITLED “VACANT BUILDINGS.”**

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF MORRISON, ILLINOIS USA

THIS 9th DAY OF SEPTEMBER, 2024

Published in pamphlet form by authority of the City Council of the City of Morrison, Illinois,
this 9th day of September, 2024.

ORDINANCE NO. 24-07

**ORDINANCE AMENDING CHAPTER 10 – BUILDINGS AND BUILDING
REGULATIONS
OF THE CITY OF MORRISON MUNICIPAL CODE
AND TO ADD ARTICLE V.7 TITLED “VACANT BUILDINGS.”**

WHEREAS, the Mayor and City Council of the City of Morrison find that vacant buildings are unsightly, unsafe, a public nuisance, some are in a state of disrepair, may contribute to a decrease in surrounding property values, discourage investment in neighboring properties, provide opportunity for criminal activity and have an overall negative impact on the community. Further, many buildings, once vacant, remain that way for years; and

WHEREAS, the Mayor and City Council of the City of Morrison allowing certain buildings to remain vacant indefinitely, even in the absence of code violations, is detrimental to the public health, safety, and welfare; interferes with the reasonable and lawful use and enjoyment of other premises within the neighborhood; may pose an extraordinary danger to police officers and firefighters entering the premises in time of emergency; and detracts from the appearance and good order of the neighborhood; all of which effects are especially associated with such buildings that have been vacant for an extended period of time; and

WHEREAS, the City has the statutory authority to define, prevent, prohibit, and abate public nuisances pursuant to 65 ILCS 5/11-60-2 of the Illinois Municipal Code; and to regulate the maintenance of properties and buildings within the City in order to protect the public health, safety, and welfare of its citizens unless so specifically statutorily limited by the Illinois General Assembly; and

WHEREAS, the Mayor and the City Council of the City of Morrison find that prevention of nuisances caused by vacant buildings, setting forth responsibilities of property owners, and causing the timely repair and rehabilitation of vacant properties and their subsequent occupancy is in the best interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Morrison, Illinois, as follows:

SECTION 1. That Chapter 10, “Buildings and Building Regulations,” be amended by adding a new Article titled “Vacant Buildings,” as follows:

ARTICLE V.7 - VACANT BUILDINGS

SECTIONS:

10-488 Definitions

10-489	Vacant Building Registration
10-490	Maintenance
10-491	Certification
10-492	Exemption
10-493	Appeal
10-494	Inspections
10-495	Other Laws, Ordinances, Regulations and Enforcement
10-496	Penalties

10-488. DEFINITIONS

For the purpose of this Chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Abandoned Property: Property that has: delinquent taxes for two (2) or more years or bills for water service for the property have been outstanding for two (2) or more years or the water service has been turned off for two (2) or more years; unoccupied by persons legally in possession; or the property contains a dangerous or unsafe building or structure.

Emergency Situation: Where the condition of the building, structure, or any part thereof is an imminent, immediate, and substantial danger to the health or safety of anyone on the premises or the general public. Such conditions include, but are not limited to fire hazards, falling or dilapidated buildings, structures, or any part thereof, or such condition resulting from a sudden event/occurrence which causes loss of significant water, heat, ventilation, or lack of sanitary conditions.

Enforcement Officer: Individuals charged with enforcing the Municipal Code of Ordinances of the City of Morrison.

Owner: The person, persons, or entity shown to be the owner or owners on the records of the Whiteside County Recorder, those identified as the owner or owners on a vacant building registration form, a mortgagee in possession, a mortgagor in possession, assignee of rents, receiver, executor, trustee, lessee, or other person, firm or corporation in control of the premises. Any such person shall have joint and several obligations for compliance with the provisions of this Chapter.

Secured by Other Than Normal Means: A building secured by means other than those conventional methods used in the design and/or construction of buildings and structures, or approved plans for the building.

Unoccupied: A building which lacks the habitual presence of human beings who have a legal right to be on the premises, including buildings ordered vacated by an Enforcement Officer of the City, a court of competent jurisdiction, or Administrative Adjudication Hearing Officer should the City enact the authority for Administrative Adjudication. The term shall also mean a building which is empty or not lawfully occupied on a regular basis for the usual and customary

purposes for which the building is designed and zoned. In determining whether a building is unoccupied, the Enforcement Officer may consider these factors, among others: whether lawful residential or business activity has ceased; the building is substantially devoid of contents or has minimal fixtures or personal property in the building; the building lacks utility services; the building is subject to a foreclosure action; the building is not actively for sale as part of a contractual agreement to sell the building, the building lacks “for sale”, “for rent” or similar signage; and/or the presence or reoccurrence of violations of city codes.

Unsecured: A building or portion of a building which is open to entry by unauthorized persons, without the use of tools or other means.

Vacant Building: A building or structure which is any one or more of the following:

- A. Unoccupied and unsecured;
- B. Unoccupied and secured by other than normal means;
- C. Unoccupied and unsafe as determined by the Enforcement Officer;
- D. Unoccupied and an Enforcement Officer has issued an order to correct code violations;
- E. Illegally occupied.

Vacant Building Plan: A written plan of action for future purpose and physical condition of the property. This plan may include repairs to any doors, windows or other openings which are secured by other than normal means. The proposed repairs shall result in openings secured by conventional methods used in the design of the building or by methods permitted for new construction of similar type. Such plan shall also address any outstanding municipal code violations, which includes any identified public nuisances. Timelines shall also be noted for any actions to be completed.

10-489. VACANT BUILDING REGISTRATION

- A. The owner of a vacant building shall register with the City Clerk no later than thirty (30) days after any building becomes a “vacant building.” The obligation to register a building as a vacant building shall be on the owner of the building. The City may give notice to an owner requiring registration as indicated, but the obligation to register rests with the owner whether or not the owner receives any notice. An Enforcement Officer may identify vacant buildings through a routine inspection process. Upon notification by residents, neighborhood associations or other community groups/persons that a building may be eligible for inclusion on the registry, an Enforcement Officer shall conduct an inspection to determine whether such building is a “vacant building” and required to be registered.
- B. A notice to register issued by an Enforcement Officer shall be served either in person or by first class mail to the owner of record and any registered property manager, if known. If the notice is served by first class mail, the notice shall be sent to the owner's and manager's last known address, and the date of mailing shall be the date of service. The notice to register may also include information outlining programs available which may be useful to implement a rehabilitation plan.

- C. The registration shall be submitted on forms provided by the City Clerk and shall include the following information:
1. A description of the premises, including square footage, number of stories, age of the building, and most recent use of the building;
 2. The name, street address, and telephone numbers of the owner or owners;
 3. The name, street address, and telephone number of any registered property manager, or if none, another responsible person who can be reached and respond if an emergency situation arises;
 4. The name and street address of all known lien holders of record, and all other parties with an ownership interest in the building;
 5. A vacant building plan as described in subsection (D) below.
- D. Vacant Building Plan: The owner shall submit a vacant building plan, which must be approved by the City Council. The plan shall contain a statement as to which of the following (3) three options for the property the owner has chosen for the property, as well as the accompanying information.
1. Building to be demolished. If the building is to be demolished, the owner shall provide a demolition plan (and required permit) indicating the proposed time frame for completion of the demolition.
 2. Building to remain vacant. If the building is to continue to be vacant, the owner shall provide a plan for securing the building, along with the procedure for maintaining the building and property. The owner shall also provide a statement as to the reason(s) why the building will continue to be vacant.
 3. Building to be rehabilitated. If the building is to be returned to appropriate occupancy or use, the owner shall provide a plan for rehabilitating the building. The rehabilitation plan shall provide for completion of the rehabilitation within a reasonable period commensurate with the condition of the building from the date of submission of the plan and will include a plan progress review every four (4) months. Any repairs, improvements, or alterations to the property must comply with all applicable city codes, including but not limited to, zoning, property maintenance code, and building codes. A plan progress review may be extended by the City Council but only for good cause shown and upon receipt of a written statement from the owner detailing the reasons for the requested extension.
- E. The owner shall comply with all applicable laws and codes in meeting the obligations under the plan chosen. The owner shall notify the City Clerk of any changes in information supplied as part of the vacant building registration within fifteen (15) days of the change. If the plan or timetable for the vacant building is revised in any way, the revisions shall be in writing and must meet the approval of the City Council.
- F. The owner and any subsequent owner shall keep the building secured and safe and the building and property properly maintained, according to all applicable codes.

- G. Failure of the owner or any subsequent owner to meet the obligations of the plan or maintain the building and property as required herein or by municipal code shall be grounds for the City:
1. To remediate or demolish the building at the owner's expense; or
 2. To pursue any and all violations and to impose the fees provided in this Chapter and any applicable penalties provided in the municipal code against the owner.
- H. Any new owner shall register or re-register the vacant building with the City Clerk within thirty (30) days of any transfer of an ownership interest in a vacant building. The new owner shall comply with the approved plan and timetable submitted by the previous owner until any proposed changes are submitted and meet the approval of the City Council.
- I. **Registration fees**; Insurance.
1. The owner of a vacant residential building shall pay a registration fee of Two Hundred Fifty Dollars (\$250.00). The owner of a vacant non-residential building shall pay a registration fee of Five Hundred Dollars (\$500.00). If any building is going to be rehabilitated and has an approved rehabilitation plan, the registration fee shall be Fifty Dollars (\$50.00). Any vacant building containing both residential and non-residential areas shall be considered non-residential for purposes of the registration fee. The registration fee is due and payable upon registration.
 2. The owner of a vacant building shall be required to maintain general liability and casualty insurance in an amount not less than the amount sufficient to secure the repairs or demolition of the building. The owner shall maintain such insurance until the building is no longer vacant or is demolished. A copy of the certificate of insurance shall be attached to the registration form and the owner will take such steps as are necessary to assure that the City will receive Notice directly from the insurance company if the coverage is changed or terminated.
 3. If the building is to remain vacant, the owner shall also pay an annual vacant building fee of One Thousand Dollars (\$1,000.00) until the building is properly demolished or rehabilitated. The One Thousand Dollars (\$1000.00) annual vacant building fee is due and payable together with the registration fee and on each anniversary thereafter until the building is demolished or rehabilitated. In the event the owner has obtained and maintained permits for repairs to the building and is making progress on such repairs, the One Thousand Dollar (\$1000.00) annual fee shall be held in abeyance. In the event that the permits expire or the owner is not making progress as outlined in the rehabilitation plan, the owner shall pay such One Thousand Dollar (\$1000.00) annual vacant building fee.
 4. If the building is to be returned to appropriate occupancy or use, the rehabilitation plan shall include a plan progress review every four (4) months.

A plan progress review may be extended by the City Council, but only for good cause shown and upon receipt of a written statement from the owner detailing the reasons for the requested extension. If the rehabilitation has not been completed within a reasonable time period commensurate with the condition of the building, the owner shall pay an annual vacant building fee of One Thousand Dollars (\$1000.00) until the building is properly demolished or rehabilitated. In the event the owner has obtained and maintained permits for repairs to the building and is making progress on such repairs, the One Thousand Dollar (\$1000.00) annual fee shall be held in abeyance. In the event that the permits expire or the owner is not making progress as outlined in the rehabilitation plan, the owner shall pay such One Thousand Dollars (\$1000.00) annual vacant building fee. The One Thousand Dollars (\$1000.00) annual vacant building fee is payable on the anniversary of the payment of the registration fee in (1) above, and on each anniversary thereafter until the building is demolished or rehabilitated.

5. If the owner of a vacant building fails to register, pay the fees, and/or maintain the required insurance, the owner shall be subject to the penalties set forth in this Chapter.
6. All fees shall be paid by the owner prior to any transfer of an ownership interest in any vacant building. The fees will be disclosed by the seller to the buyer prior to the sale. If the fees are not paid prior to any transfer, the new owner will pay the annual fee plus Five Hundred Dollars (\$500.00) no later than thirty (30) days after the transfer of ownership, and the subsequent annual fees will be due on the new anniversary date. If the building is no longer subject to the provisions of this Chapter within such 30-day period, the new owner will not be required to pay the annual fee or the One Thousand Dollars (\$1,000.00) as indicated above.
7. Any owner who fails to pay an annual vacant building fee when due shall be charged a late fee of Fifty Dollars (\$50.00) per month or any part thereof for which payment received within thirty (30) days from the date of the demand for payment or an invoice.

10-490

MAINTENANCE

- A. The owner of a vacant building will take such steps and perform such acts as may be required from time-to-time to ensure that the building and its adjoining yard remain safe and secure and do not present a hazard to the adjoining property or the public. Owners will be responsible for maintaining their buildings and structures so that they do not become an unoccupied hazard. In any building that is vacant or about to become vacant, there will be at least one access which meets the approval of the Enforcement Officer and the Fire Chief. When a building becomes vacant, the owner shall post a "No Trespassing" sign on the building or property in at least two (2) conspicuous places.
- B. The owner shall protect and maintain the exterior of the building according to all applicable codes, as well as the following:

1. Exterior walls, including foundations, will be maintained such that water does not penetrate into basements, cellars, or other interior areas. All exterior walls and foundations must be free of holes and crevices.
2. Exterior doors, windows, skylights, and similar openings will be maintained weather tight.
3. Exterior stairs, porches, entrance platforms, fire escapes and the railings thereon shall be maintained in a safe and sound condition.
4. Roofs shall be maintained in a watertight condition.
5. Exterior surfaces shall be maintained in good condition. Surfaces not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative.
6. The covering for glass doors and windows may not consist of any substance sprayed onto the glass doors or windows. All enclosures shall be properly fitted and be of such material and surface that they are neither unsightly nor will materially detract from the general appearance of the building or the neighborhood and, when possible, secured by normal means.
7. The covering for broken doors and cracked or broken windows may consist of glass, plexiglass, plywood, or similar materials finished and maintained in a manner recommended and approved by the Building Inspector. If plywood or similar material is used, the material shall be cut to fit the opening and painted the same color scheme as the building.
8. Windows that are not cracked or broken may be covered with interior blinds, curtains, or shades. All ground floor windows facing street frontage shall be covered on the interior side with an appropriate professionally finished manner.
9. The premises shall be kept free of insects and vermin and is to be treated if necessary.
10. Any excavation, swimming pool, or other nuisance must be filled in and/or properly closed.

C. In addition to the standards prescribed above, vacant commercial and retail buildings shall comply with the following standards:

1. Any and all broken or cracked windows shall be replaced with plywood, glass, plexiglass, or other similar material approved by the Building Inspector. If plywood or similar material is used, the material shall be cut to fit the opening and painted in the same color scheme as the building or with an approved mural or announcement sign. Such coverings shall be maintained in good repair and shall not be allowed to deteriorate.
2. All exterior signposts or hardware, awnings, and lighting systems, if not removed, shall be maintained in a non-deteriorated and safe condition.

D. The owner shall protect and maintain the interior of the building according to all applicable health and life safety codes, as well as the following:

1. Structural members shall be maintained to resist and prevent deterioration.
2. Unheated attics, spaces below flat roofs, and crawl spaces shall be ventilated to minimize deterioration.
3. Ceilings, walls, floors, and stairways shall be maintained in a safe and sound condition.

E. The owner shall further maintain the premises as follows:

1. Shall not permit garbage and refuse to accumulate;
2. Shall not permit insects, vermin, or rodents to infest the premises;
3. Shall not discard, abandon, or store refrigerators or similar equipment with locking mechanisms without first removing the locking devices or the hinges of the doors;
4. Shall not store or otherwise allow inoperable, abandoned, or junked vehicles on the premises;
5. Shall maintain chimneys, smokestacks, flues, gas vents, smoke pipes and connectors structurally safe and smoke tight;
6. If the building is to be demolished or remain vacant, then, within ten (10) days of registering the building, disconnect all fuel gas, water, and other utilities at the mains and drain the water pipes; or, if the building is going to be rehabilitated, heat the building to avoid freezing pipes, maintain fuel gas pipe systems gastight, safe and in operative condition, and maintain water pipes to avoid leaks and breakages;
7. Maintain fuel tanks so that they will not become a hazard, or discontinue use of the fuel tanks consistent with any applicable codes, laws, or regulations;
8. Maintain the domestic water supply system such that it is connected to an approved source, will not be subject to contamination and will not be connected to unsafe water supplies; or disconnect the water supply system at the main and completely drain the system;
9. Maintain storm water drainage systems so as to function properly and be kept free from obstructions, leaks, and defects; maintain sewage systems so as to function properly and be kept free from obstructions, leaks and defects, or shall be sealed so as to prevent accumulation of sewage gases into the building;
10. Maintain electrical fixtures, devices, wiring and systems in safe working condition so as to avoid a potential source of ignition or shock; or disconnect the service at the supply;
11. Maintain elevators, dumbwaiters, and escalators; or take them out of service;
12. Maintain the property by trimming trees, bushes, and shrubs, mowing the grass, and keeping the premises free of physical hazards and rodent harborage and infestation.

F. Whenever the owner of a vacant building fails to comply with a notice from an Enforcement Officer to take steps and perform acts required to ensure that a

building and its adjoining yards remain safe and secure and do not present a hazard to adjoining property, the City may enter onto the building and the property and take steps and perform acts to render the building and its adjoining yards safe, secure, and free from hazards to adjoining property and the public. These acts may include, but not be limited to, removal of dangerous conditions, properly replacing or boarding up windows and doors, shutting off utilities, capping plumbing to prevent leakage of water or sewer gas, and removing flammable or otherwise hazardous material and debris. A bill for expenses incurred in performing any of said acts will be sent to the owner.

- G. If a bill for vacant property registration or inspection is not paid in full within thirty (30) days of the date of the bill, the City shall have the authority to file and record a lien against the property, pursuant to Section 11-20-15 of the Illinois Municipal Code, 65 ILCS 5/11-20-15. If, for any one property, the City engaged any nuisance abatement on more than one occasion during the course of one year, the City may combine any or all of the costs of those activities into a single notice of lien. The lien must be filed in accordance with the lien procedure established by the specific code provision of which the property is alleged to be in violation or, if no such procedure exists, then the following procedure shall apply:

1. Notice of Lien: The City of Morrison, or person performing the service by authority of the City, may file a notice of lien in the office of the recorder of deeds in the county in which the real estate is located. The notice of lien shall be filed within one year after the cost and expense is incurred.
2. The notice of lien shall also be sent by certified mail to the owner.

10-491. CERTIFICATION

A certificate of code compliance for vacant buildings must be issued by the City of Morrison and payment in full of all fees imposed pursuant to this section prior to occupancy of a vacant building.

10-492. EXEMPTION

A building which has suffered such damage caused by fire or extreme weather conditions, so as to be subject to the provisions of this Chapter, will be exempt from the registration requirement for a period of ninety (90) days after the date of the fire or extreme weather event. The property owner may submit a written request for an extension of the exemption period to the City Clerk. The City Council may grant such extended exemption period only for good cause shown. The request shall include the following: a description of the premises; the reason for the request for exemption; the names and street addresses of the owner(s); and a statement of intent to repair and reoccupy the building in an expedient manner, or the intent to demolish the building.

10-493. APPEAL

An owner of a building determined to be a vacant building as provided for in this Chapter may appeal that determination to the City Council. Such appeal shall be made in writing and shall be filed with the City Clerk within fifteen (15) days of the date of the mailing of the notice of determination. The filing of an appeal stays the owner's obligation to register his or her building as required by this Chapter. The appeal shall contain a complete statement of the reasons the owner disputes the determination, shall set forth specific facts support thereof, and shall include all evidence the owner relies upon to support the appeal. The City Council shall decide the appeal on the basis of facts presented by the owner in his or her written appeal. The Mayor shall send written notice of the City Council's decision within five (5) days following the next regularly scheduled City Council Meeting.

10-494. INSPECTIONS

By registering a vacant building, the owner consents to an Enforcement Officer inspecting the premises for the purpose of enforcing and assuring compliance with the provisions of this chapter. Upon request of the Enforcement Officer, the owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection. Nothing contained herein will diminish the owner's right to insist upon the Enforcement Officer obtaining an administrative search warrant before conducting any inspection. In the case of an emergency this section shall not apply.

10-495. OTHER LAWS, ORDINANCES, REGULATIONS AND ENFORCEMENT

This Chapter shall not be construed to prevent the enforcement of other laws, codes, ordinances, and regulations which prescribe standards other than those provided herein, and in the event of conflict, the most restrictive shall apply. The registration of a vacant building pursuant to this Chapter shall not preclude action by the City to demolish or force rehabilitation of the building as provided in this Code or other laws.

10-496. PENALTIES

Any person found guilty of violating any provision of this Chapter shall be fined not less than Two Hundred Fifty Dollars (\$250.00) nor more than Two Thousand Five Hundred Dollars (\$2,500.00) for each offense. In addition, for each additional inspection that is done, owner will pay a fee of Two Hundred Dollars (\$250.00) per inspection. Each day a violation continues shall be deemed a separate offense. In addition to any fine imposed under this Chapter, the offender shall be ordered to pay all of the costs and fees incurred by the City in prosecuting the violation, which shall include but not be limited to the costs associated with an administrative adjudication proceeding or circuit court proceeding, and reasonable attorney's fees.

SECTION 2. That each section, paragraph, sentence, clause, and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof, other than the

part affected by such decision.

SECTION 3. That except as to the amendment heretofore mentioned, all chapters and sections of the Municipal Code of Shabbona, Illinois, shall remain in full force and effect.

SECTION 4. That this Ordinance shall, by authority of the City Council of the City of Morrison, Illinois, be published in pamphlet form. From and after ten (10) days after said publication, this Ordinance shall be in full force and effect.

PASSED BY THE City Council of the City of Morrison, Illinois this 9th day of September, 2024, and approved by the Mayor and the City Council this 9th day of September, 2024.

Scott Vandermyde, Mayor

ATTEST:

Michael Hemmer, City Clerk

Alderspersons voting:

	AYE	NAY	ABSTAIN	ABSENT
Kevin Bruckner Jr.	☐	☐	☐	☐
Gregory Kruse	☐	☐	☐	☐
Sidonna Mahaffey	☐	☐	☐	☐
Todd Schlegel	☐	☐	☐	☐
Vernon Tervelt	☐	☐	☐	☐
Matthew Tichler	☐	☐	☐	☐
Joshua West	☐	☐	☐	☐
Harvey Zuidema	☐	☐	☐	☐

CERTIFICATE

STATE OF ILLINOIS)
)
SS. COUNTY OF WHITESIDE)

I, Michael Hemmer, certify that I am the duly elected City Clerk of the City of Morrison, Whiteside County, Illinois.

I further certify that on September 9th, 2024, the Corporate Authorities of such municipality passed and approved Ordinance No. 24-07, ORDINANCE AMENDING CHAPTER 10 – BUILDINGS AND BUILDING REGULATIONS OF THE CITY OF MORRISON MUNICIPAL CODE AND TO ADD ARTICLE V.7 TITLED “VACANT BUILDINGS” including a cover sheet thereof prepared, and a copy of such Ordinance was posted in the City Hall, commencing on September 9th, 2024 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request of the municipal clerk.

Dated at Morrison, Illinois this 9th day of September, 2024.

Michael Hemmer, City Clerk



CITY OF MORRISON, ILLINOIS USA

ORDINANCE NO. 24-08

**ORDINANCE AMENDING THE MORRISON MUNICIPAL CODE
RELATING TO INCORPORATION & ADOPTION OF INTERNATIONAL CODES**

ADOPTED BY THE

CITY COUNCIL

OF THE

CITY OF MORRISON

THIS 9th DAY OF SEPTEMBER, 2024

Published in pamphlet form by authority of the City Council of the City of Morrison, Illinois,
this 9th day of September, 2024.

ORDINANCE NO. 24-08

ORDINANCE AMENDING THE MORRISON MUNICIPAL CODE RELATING TO INCORPORATION & ADOPTION OF INTERNATIONAL CODES

WHEREAS, the Mayor and City Council (collectively, the “Corporate Authorities”) of the City of Morrison (the “City”) have discussed the needs of the City with respect to updating and adoption of various international codes, to be formally adopted and in force within the City; and

WHEREAS, pursuant to 65 ILCS 5/1-2-1 and 50 ILCS 220/0.01, the Corporate Authorities are empowered to adopt, by reference, existing model codes relating to property, buildings, electrical, and plumbing within the boundaries of the City; and

WHEREAS, in connection therewith, the Corporate Authorities of the City have determined it in the best interests of the City and its residents to amend the Morrison Municipal Code, all as more specifically set forth herein.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Morrison, Whiteside County, Illinois as follows:

SECTION 1: The City hereby finds that all the recitals contained in the preambles to this Ordinance are true and correct and does incorporate them into this Ordinance by this reference.

SECTION 2: Chapter 10, Article IV, Section 10-453 of the Morrison Municipal Code, as amended, is hereby further amended and restated to read as follows:

“Sec. 10-453. – Adoption (Property Maintenance Code).

- (a) There is hereby adopted as the property maintenance code of the city, for purposes of regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and to provide for the condemnation of buildings and structures unfit for human occupancy and use, and to provide for the demolition of such structures, and to provide for the issuance of permits and collection of fees therefor, that certain document entitled "International Property Maintenance Code, 2021 Edition" (referred to herein as "2021 IPMC") as published by the International Code Council including thereto appendix A and the 2021 Errata sheet. Each and all of the regulations, provisions, penalties, conditions and terms of said 2021 IPMC, as on file in the office of the City Administrator of the city, are hereby referred to, adopted and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes as prescribed in subsection (b) of this section.

- (b) The following sections of the 2021 IPC are hereby revised by completion of blanks, addition or deletion therein as follows:
 - (1) Section 103.1. Insert: City of Morrison Building Department
 - (2) Section 103.1. Insert: Those fees as set forth in section 10-222 of the Municipal Code of the city.
 - (3) Section 302.4. Eight inches.
 - (4) Section 304.14. Insert: From April 1 each year to December 1 each year.
 - (5) Section 602.3. Insert: From October 1 each year to June 1 each year.
 - (6) Section 602.4. Insert: November 1 each year to May 1 each year.
 - (7) Any reference within the 2021 IPMC to any plumbing code shall mean the Illinois Plumbing Code.
 - (8) Appendix A "BOARDING STANDARD" is added as part of this Code."

SECTION 3: Chapter 10, Article II, of the Morrison Municipal Code, is amended, by adoption of a new Section 10-44, which shall read as follows:

"Sec. 10-44 – Adoption (Existing Building Code).

- (a) There is hereby adopted as the existing building code of the city, for purposes of regulating and governing repair, alteration, change of occupancy, addition, and relocation of existing buildings, including historic buildings, as provided therein, and providing for the issuance of permits and collection of fees therefore, that certain document entitled "International Existing Building Code, 2021 Edition" (referred to herein as the "2021 IEBC") as published by the International Code Council including thereto the 2021 Errata sheet, regulations, provisions, penalties, conditions and terms of said 2021 IEBC, as on file in the office of the building official, are hereby referred to, adopted and made a part hereof as if fully set out in this division, with the additions, insertions, deletions and changes as prescribed in subsection (b) of this section.
- (b) The following sections of the 2021 IEBC are hereby revised by completion of blanks therein as follows:
 - (1) Section 101.1. Insert: City of Morrison, Illinois.
 - (2) Any reference within the 2021 IEBC to any plumbing code shall mean the Illinois Plumbing Code.

- (3) Section 1401.2 Applicability. Structures existing prior to 1985, (rest of section remains unchanged).”

SECTION 4: Chapter 10, Article II, of the Morrison Municipal Code, is amended, by adoption of a new Section 10-45, which shall read as follows:

“Sec. 10-45. – Adoption (National Electrical Code).

- (a) That document published by the National Fire Protection Association and known as NFPA 70 National Electrical Code, 2021 Edition ("the code") and as otherwise modified by the terms and provisions of this article are hereby adopted as the code governing and controlling all requirements for installation and use, examination and approval, access to and spaces about electrical conductors and equipment within the city and within the service and franchise area of the electric utility department of the city. Two copies of the code shall be on file in the office of the building official of the city. Each of the regulations, provisions, conditions and terms of the code are hereby referred to, adopted and made a part hereof, as if fully set out in this article, except for the additions, insertions, deletions and changes described in subsections (b), (c) and (d) of this section.
- (b) The following provisions shall govern instead of the provisions and conditions of the National Electrical Code, 2021 Edition:
- (1) *Disconnecting means.* Whenever a service entrance or a meter base is installed, an external disconnect shall be installed. Except for commercial service installations exceeding a rating of 200 amperes, an additional interior disconnect shall not be required, unless otherwise specified by the National Electrical Code, 2021 Edition.
- (2) *Conduit wiring.* All electrical installations within or upon any commercial, industrial or public buildings shall be installed in approved rigid metal conduit, metal moldings, electric metallic tubing, or flexible metallic and nonmetallic conduit, provided that flexible conduit may only be installed as concealed work in hollow spaces of walls and ceilings in finished buildings where the construction is such that the concealed lengths between outlets may be withdrawn and new lengths drawn in without injury to the branch circuit conductors. Flexible conduit shall not extend more than two feet into the basement, nor shall it be imbedded in plastic or masonry walls.
- (3) *Underground wiring.* All underground service cables shall be of approved type and suitably protected from mechanical injury by metal conduit or otherwise and shall meet other installation requirements as specified by the superintendent of the electric utility of the city.

- (4) *Communications circuit.* The use of electrical nonmetallic tubing shall be prohibited for other than communications circuits.
- (5) *Roof brackets.* Roof brackets for the attachment of electrical services are prohibited.
- (6) *100-amp service required.* 100 ampere electrical service or greater shall be installed whenever major remodeling is performed on a building (50 percent or more of fair market home value), whenever major fire repairs are being performed, or upon the installation of additional electrical appliances that would overload existing service. All services of less than 100 amps capacity shall be removed from all buildings within the electric service and franchise area of the city upon sale, transfer or conveyance of that building, and such service shall be replaced with electrical service in accordance with the National Electrical Code, 2021 Edition (or such later edition as may be in force at the time the work is performed) before the date of the sale, transfer or conveyance of the building. All service panels installed pursuant to this subsection (b)(6) shall be of the circuit breaker type and shall have a minimum 20-circuit capacity. The capacity shall be measured without the use of tandem ("split") circuit breakers. All buildings shall have a minimum service panel of at least a 100 amp capacity and a minimum of a 20 circuit breaker panel, and a 200 amp service must have a minimum of a 40 circuit breaker panel with the exception that an existing 200 amp service may have less than a 40 place circuit breaker panel as long as the panel has 25% open circuit breaker slots for expansion.
- (7) *Requirements for grounding electrodes systems.* Number four copper wire (minimum) shall be used at the grounding electrode conductor on 100- or 200-amp services and shall be connected to the grounding electrode by an approved means. All ground wires to outside grounding electrodes above grade shall be enclosed in conduit. A concrete encased electrode shall be required to be installed in the footings of all commercial and industrial buildings.
- (8) *Photovoltaic systems.* All photovoltaic systems shall have a disconnecting means located within sight and readily accessible from the arrays. An additional disconnecting means shall be located at ground level on the exterior of the building. Where installed on a rooftop of buildings, photovoltaic systems must provide a minimum four-foot clearance around all edges, peaks, valleys and other obstructions. When the disconnecting means is not located within sight of the utility disconnecting means, a label shall be placed at the disconnect location for the utility serving the premises to indicate the presence of a photovoltaic system and the location of the disconnect.

- (9) Article 230.11 shall be added as follows:

230.11 Service Modifications. When any part of the service entrance equipment, branch circuit panel, or service conductor is replaced, modified, or required to be repaired, the service in its entirety must be installed to comply with the current codes. The main branch circuit panel shall be at least 20 spaces.

Exception: Replacement or addition of a branch-circuit overcurrent protective device.

- (10) Article 310.106(B) shall be deleted and replaced as follows:

310.106 Conductors. (B) Conductor Material. Conductors in this article shall be aluminum, copper-clad aluminum, or copper unless otherwise specified.

Aluminum and copper-clad aluminum conductors shall be prohibited to be installed in sizes smaller than 4 AWG, Stranded aluminum conductors 4 AWG through 1000 kcmil marked as Type RHH, RHW, XHHW, THW, THHW, THWN, THHN, service-entrance Type SE Style U and SE Style R shall be made of an AA-8000 series electrical grade aluminum alloy conductor material.

- (11) Article 334.10 including (1) through (5) shall be deleted and replaced as follows:

334.10 Uses Permitted. Type NM, Type NMC, and Type NMS cables shall be permitted to be used only in the following: R-2, R-3, and R-4 structures (as defined by the International Building Code) not exceeding three floors above grade.

- (12) Article 334.15(D) shall be added as follows:

334.15 Exposed Work. (D) All Unfinished Areas. Any exposed cable 7 feet (213.36cm) or closer to the floor must be protected with durable building material or sleeved in an approved manner.

- (c) Section 90.4.1 of the National Electrical Code, 2021 Edition, is hereby revised as follows:

"The city council of the City of Morrison shall serve as the electrical board of the City of Morrison, hereinafter designated as the board. The board shall, acting in its capacity as the board, exercise the duties and have the authority as provided in section 80.15(F), (G), and (H)."

- (d) Section 90.42 of the National Electrical Code, 2021 Edition is hereby deleted, and in lieu thereof, the following is adopted:

"Any person who violates any provisions of the National Electrical Code, 2021 Edition, or any person who fails to carry out an order made pursuant to the code or who violates any condition attached to a permit, approval or certificate, shall be subject to punishment, or fine, as provided in section 1-15, and subject to such cease / desist stop orders as well as possible injunctive relief as considered necessary and appropriate."

SECTION 5: Chapter 10, Article II, of the Morrison Municipal Code, is amended by the addition of a new Section 10-46 which shall read as follows:

“Sec. 10-46 – Adoption (International Building Code).

- (a) There is hereby adopted as the building code of the city, for purposes of regulating and governing the conditions and maintenance of all property, buildings and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use, and to provide for the condemnation of buildings and structures unfit for human occupancy and use, and to provide for the demolition of such structures, and to provide for the issuance of permits and collection of fees therefor, that certain document entitled "International Building Code, 2021 Edition" (referred to herein as the "2021 IBC") as published by the International Code Council. Each and all of the regulations, provisions, penalties, conditions and terms of said International Building Code, including appendices F, G and I thereto and the 2021 Errata sheet, as on file in the office of the building official, are hereby referred to, adopted and made part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes as prescribed in subsection (b) of this section.
- (b) The following sections of the International Building Code 2021 Edition are hereby revised by completion of blanks, deletions, additions, or amendments as follows:
- (1) Section 101.1. Insert: City of Morrison, Illinois.
 - (2) Section 1612.3. Insert: City of Morrison, Illinois.
 - (3) Section 1612.3. Insert: Most recent date of issuance, from time to time.
 - (4) Any reference therein made to the "IPC-12 International Plumbing Code" shall mean and refer to the "Illinois Plumbing Code" (77 Ill. Admin. Code 890 et seq.).

- (5) Any reference therein made to the "IPSDC-12, International Private Sewage Disposal Code" shall mean and refer to the "Illinois Plumbing Code" (77 Ill. Admin. Code 890 et seq.).
- (6) The reference in section 105.2 of the 2021 IBC to square feet is amended to read "144 square feet."
- (7) Section 105.2 remove: (2), (6), (9) and (12)
- (8) Section 901.1 is added as follows:
- Section 901.1 International Fire Code. The requirements of this chapter shall include any additional amendments to the 2021 International Fire Code.
- (9) Chapter 11 ACCESSIBILITY is deleted and replaced as follows:
- ILLINOIS ACCESSIBILITY CODE
- (10) Chapter 13 ENERGY EFFICIENCY is deleted and replaced as follows:
- CHAPTER 13 ENERGY EFFICIENCY
- Section 1301 GENERAL
- 1301.1.1 SCOPE. The provisions of the Illinois Efficient Buildings Act adopt the International Energy Conservation Code with State of Illinois amendments.
- (11) Section 1807.1 of the 2021 IBC is amended to read "Pole buildings. Pole-type buildings without permanent foundation are not permitted."
- (12) Section 113.1 In the event that the board appeals, as provided and referred to in section 112 of the International Building Code 2021 Edition, is not constituted and acting, any appeal shall be made to the city council.
- (13) Section 1806.2 Exception is amended as follows by adding the following exception: Section 1806.2. Presumptive load-bearing values.
- Exceptions:
- a) A presumptive load-bearing capacity shall be permitted to be used where the building official deems the load-bearing capacity of mud, organic silt or unprepared fill is adequate for the support of lightweight or temporary structures.

- b) Depending on the use, the code official may accept designs based upon an assumed soil bearing capacity of 1500 psf provided all the following conditions are met:
- i. The building height does not exceed one (1) story or 20 feet in buildings which contain masonry or concrete walls.
 - ii. The building height does not exceed one (1) story or 25 feet in buildings which do not contain any masonry or concrete walls.
 - iii. The foundation is shallow, and the building does not include a basement.
 - iv. The building seismic use group is not Category II or III as listed in Table 1604.5
 - v. Footings bear on virgin soil that is not questionable including but not limited to plastic, liquefied, highly sensitive clays, weakly cemented, peats or organic and expansive materials.

Prior to issuance of a building permit, a statement in accordance with Section 1704.1.1 shall be submitted by the permit applicant including the name of the design professional or qualified soils engineer who will be conducting the inspection.

Following excavations and prior to pouring of foundations, a site inspection and written report shall be prepared by a licensed design professional, or qualified soils engineer to indicate that no questionable soils have been discovered. A copy of the inspection report shall be submitted to the code official prior to inspection listed in Section 109.3.1.

- (14) Chapter 29 Water Supply and Distribution is deleted and replaced as follows:

Chapter 29 WATER SUPPLY AND DISTRIBUTION

Section 2901. General.

Plumbing. Plumbing for new and existing structures shall comply with the Illinois Plumbing Code.

Store Water Drainage. Storm Water drainage shall comply with the City of Morrison Storm Water Ordinance.

- (15) Appendix F “RODENT PROOFING” is added as part of this Code.
- (16) Appendix G “FLOOD-RESISTANT CONSTRUCTION” is added as part of this Code.
- (17) Appendix I “PATIO COVERS” is added as part of this Code.”

SECTION 6: In all other respects, Chapters 10 of the Morrison Municipal Code shall remain in full force and effect as previously adopted and/or amended.

SECTION 7: The provisions and sections of this Ordinance shall be deemed to be separable and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

SECTION 8: The City Clerk is directed to publish this Ordinance in pamphlet form.

SECTION 9: This Ordinance shall be in full force and effect after its passage and approval and publication as required by law and beginning **October 1, 2024**.

Approved this **9th** day of **September**, 2024.

Scott Vandermyde, Mayor

ATTEST:

Michael Hemmer, City Clerk

Alderspersons voting:

	AYE	NAY	ABSTAIN	ABSENT
Kevin Bruckner Jr.	☐	☐	☐	☐
Gregory Kruse	☐	☐	☐	☐
Sidonna Mahaffey	☐	☐	☐	☐
Todd Schlegel	☐	☐	☐	☐
Vernon Tervelt	☐	☐	☐	☐
Matthew Tichler	☐	☐	☐	☐
Joshua West	☐	☐	☐	☐
Harvey Zuidema	☐	☐	☐	☐

CERTIFICATE

STATE OF ILLINOIS)
)
SS. COUNTY OF WHITESIDE)

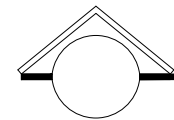
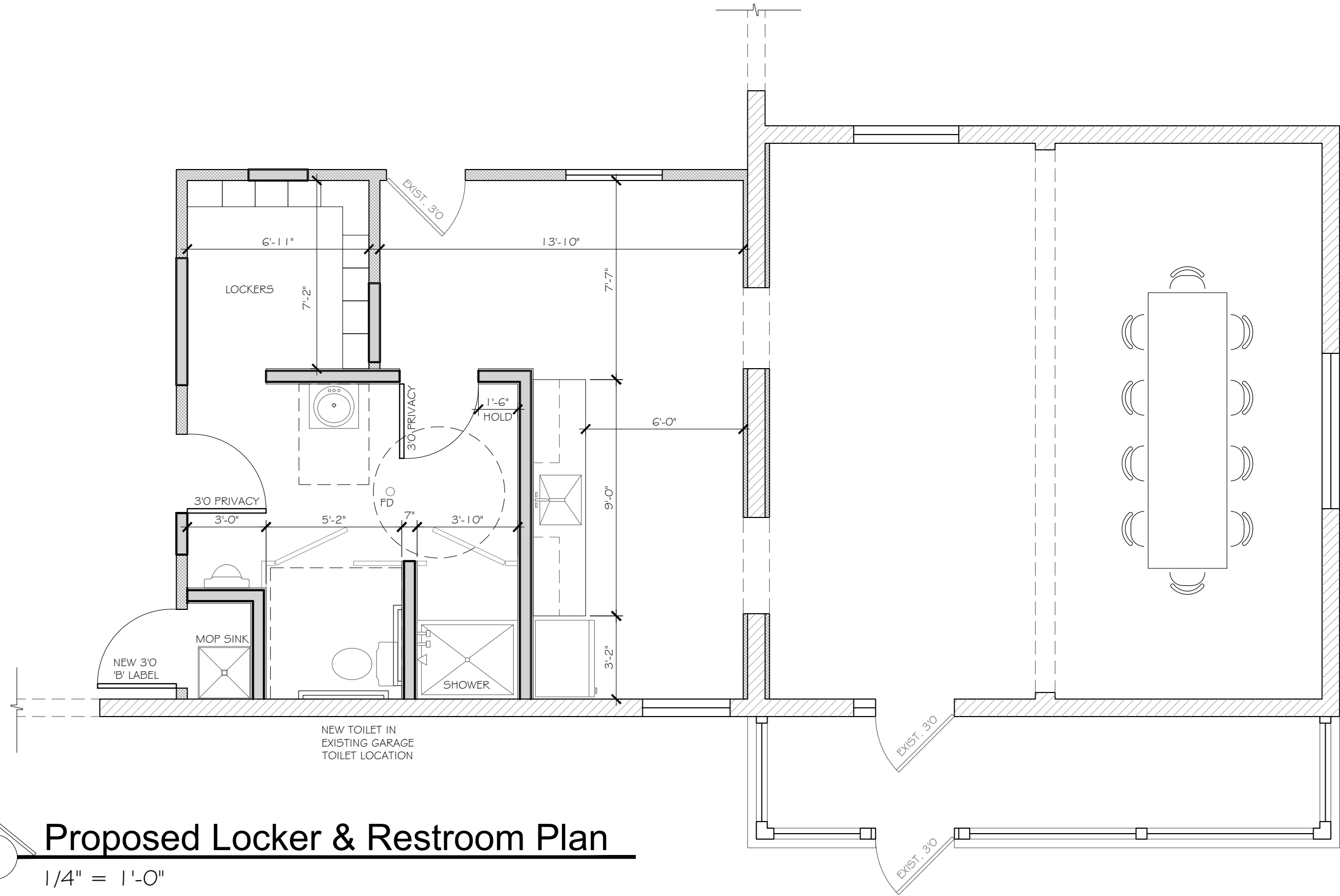
I, Michael Hemmer, certify that I am the duly elected City Clerk of the City of Morrison,
Whiteside County, Illinois.

I further certify that on September 9th, 2024, the Corporate Authorities of such municipality passed and approved Ordinance No. 24-08, ORDINANCE AMENDING THE MORRISON MUNICIPAL CODE RELATING TO INCORPORATION & ADOPTION OF INTERNATIONAL CODES including a cover sheet thereof prepared, and a copy of such Ordinance was posted in the City Hall, commencing on September 9th, 2024 and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request of the municipal clerk.

Dated at Morrison, Illinois this 9th day of September, 2024.

Michael Hemmer, City Clerk





Proposed Locker & Restroom Plan

1/4" = 1'-0"

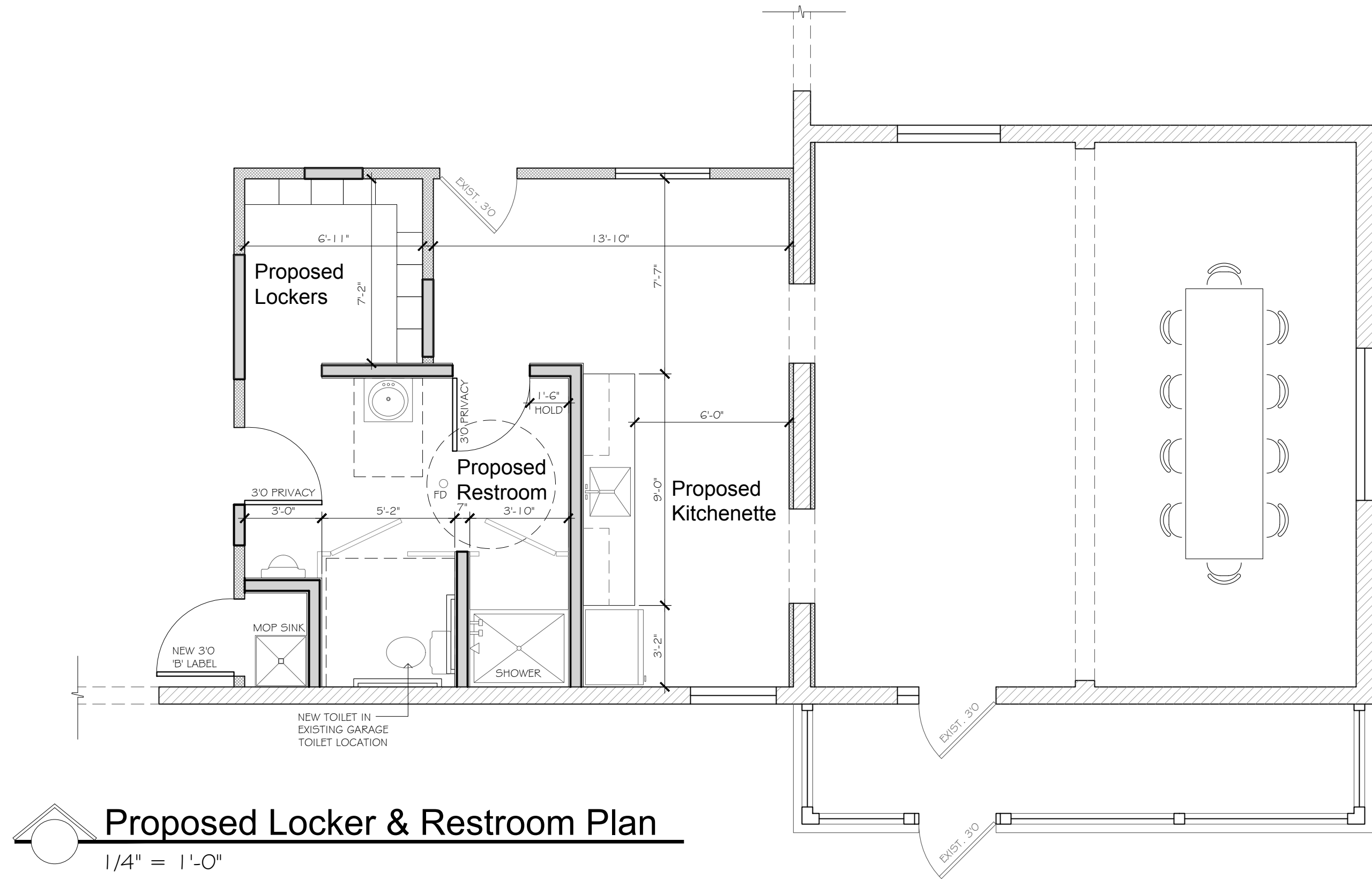
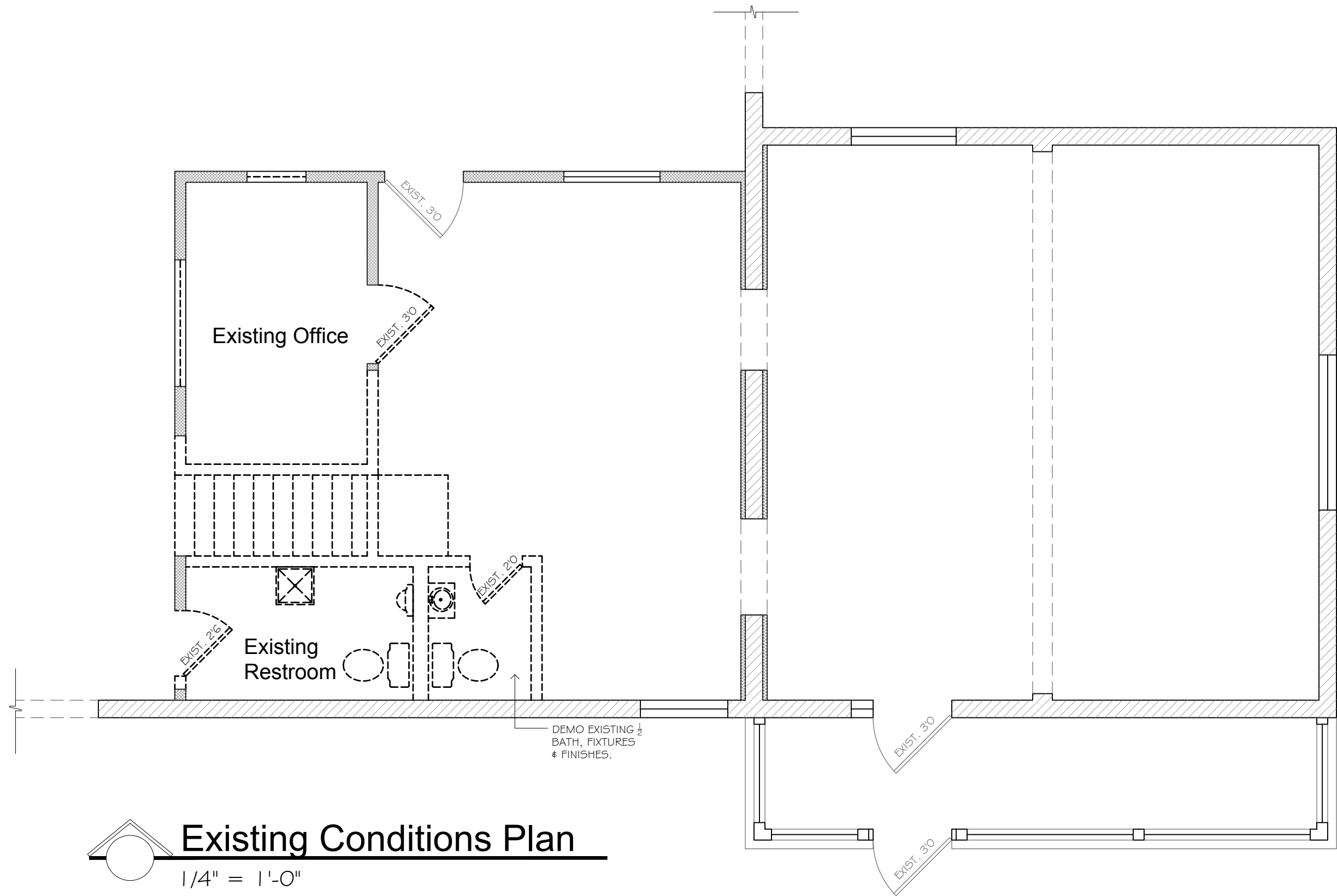
AN INTERIOR RENOVATION FOR:
MORRISON PUBLIC WORKS
15947 LINCOLN ROAD MORRISON, IL 61270



McCLOUD & ASSOCIATES, LLC
ARCHITECTS
August 12, 2024 / 82
815.217.2303 aomc3@aomc3architects.com

DATE:	7-24-24	NO.	PROPOSED PLAN	DATE	NO.	REV. DESCRIPTION	DATE	NO.	REV. DESCRIPTION	DATE
DRAWN BY:	EP									
CHECKED BY:	AOMC3									

A1



GENERAL DEMOLITION NOTES

1. THESE DRAWINGS DO NOT INDICATE PHASING OF DEMOLITION. CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING OF THE WORK.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS - ANY DEVIATION FROM THE CONDITIONS SHOWN SHALL BE REPORTED TO THE ARCHITECT WITH A REQUEST FOR DIRECTION PRIOR TO PROCEEDING WITH DEMOLITION WORK.
3. ALL AREAS NOT SCHEDULED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE, WEATHER AND THEFT.
4. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND IMPLEMENTATION OF ALL SHORING AND BRACING OF EXISTING STRUCTURE.
5. CONTRACTOR SHALL COORDINATE WITH THE OWNER IN ADVANCE OF DEMOLITION ACTIVITY FOR THE OWNER TO MOVE AND STORE SALVAGE ITEMS (FURNITURE, FIXTURES, AND EQUIPMENT) OTHER THAN THOSE SCHEDULED FOR SALVAGE BY THE CONTRACTOR FROM AREAS AFFECTED BY DEMOLITION.
6. CONTRACTOR SHALL SALVAGE, PROTECT AND STORE THE FOLLOWING ITEMS REMOVED DURING DEMOLITION: DOORS, DOOR FRAMES, AND HARDWARE; KITCHEN EQUIPMENT, LIGHT FIXTURES, MECHANICAL MACHINERY AND EQUIPMENT, ELECTRICAL MACHINERY AND EQUIPMENT, AND ANY OTHER FIXTURES OR FURNISHINGS THE OWNER REQUIRES. VERIFY SALVAGE ITEMS WITH OWNER AND ARCHITECT PRIOR TO THE START OF DEMOLITION. DISPOSE OF ALL ITEMS FOR WHICH SALVAGE IS NOT REQUIRED IN A LEGAL MANNER.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEMOLITION DEBRIS IN A WASTE FACILITY IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESTRICTIONS.
8. COORDINATE DIMENSIONS OF NEW WINDOWS & DOORS WITH EXISTING WINDOW & DOOR OPENINGS & DETAILS. PATCH & REPAIR SURROUNDING AREAS AS NECESSARY.
9. PROVIDE SUPPORT FOR EXISTING CONSTRUCTION TO REMAIN WHEN AFFECTED BY ADJACENT DEMOLITION.
10. PATCH EXISTING CONSTRUCTION TO REMAIN TO MATCH EXISTING ADJACENT CONSTRUCTION WHERE AFFECTED BY DEMOLITION.
11. SHOULD ANY QUESTIONS ARISE PERTAINING TO THE AREAS OR ITEMS TO BE DEMOLISHED THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT PRIOR TO PROCEEDING.
12. COORDINATE ALL TRADES FOR INFILLPATCHING WHERE EQUIPMENT AND DEVICES ARE REMOVED FROM SURFACES/ SUBSTRATES THAT WILL REMAIN, AND FOR CUTTING AND PATCHING OPENINGS IN EXISTING CONSTRUCTION FOR NEW EQUIPMENT, DEVICES, AND ASSOCIATED CONCEALED ROUGH-IN.
13. REFER TO MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS FOR ADDITIONAL DEMO INFORMATION.

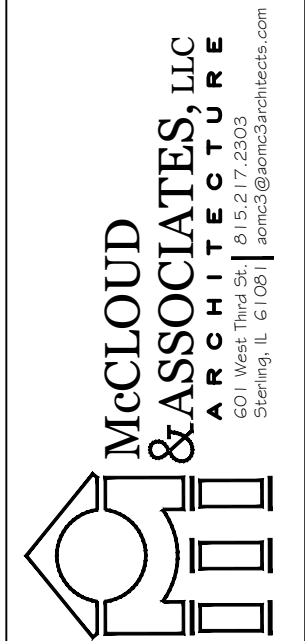
DEMO LEGEND

- EXISTING WALL/ITEM TO BE REMOVED - REFER TO FLOOR PLAN FOR DIMS AND ADDITIONAL INFO
- === EXISTING WALL TO REMAIN

DEMO KEY NOTES

ANY DRAWING DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF McCLOUD & ASSOCIATES BEFORE PROCEEDING WITH THE WORK.

REVISIONS	
NO.	DESCRIPTION & DATE



An Interior Renovation for:
Morrison Public Works
15947 LINCOLN ROAD
MORRISON, ILLINOIS

DATE: 8-5-24
DRAWN BY: EP / AOMc3
CHECKED BY: AOMc3

PROPOSED PLANS

A1



H. B. Wilkinson

Title Company

500 North Cherry Street
P.O. Box 310
Morrison, IL 61270
Phone: 815-772-2159
Fax: 815-772-4799
Email: whiteside-morr@hbwttitle.com

Date: April 3, 2009

City of Morrison
200 West Main Street
Morrison, IL 61270

File Number 091142

Determine if Drives and Courts are Private or City Owned in City of Morrison

Pursuant to your request, we have done a Search only on the following named party:
Various Drives and Courts in the City of Morrison

We find the following items in regard to said party through

FINDINGS:

Randall Drive - Private ✓
Milnes Drive - Private ✓
Hillandale Drive - Private ✓
Orchard Lane - City Owned
Melody Court - Private ✓
Fairview Drive - Private ✓
Carolee Lane - Private ✓
Markland Drive - Private ✓
Hickory Hills Drive - Private ✓
Fairway Drive - Private ✓
Valley Drive - City Owned
Deerivew Drive - Private ✓
Anthony Court - Private
Meadowbrook Drive - Private



MAINTENANCE PROGRAM OVERVIEW

USG WATER SOLUTIONS



WHAT WE DO DIFFERENTLY

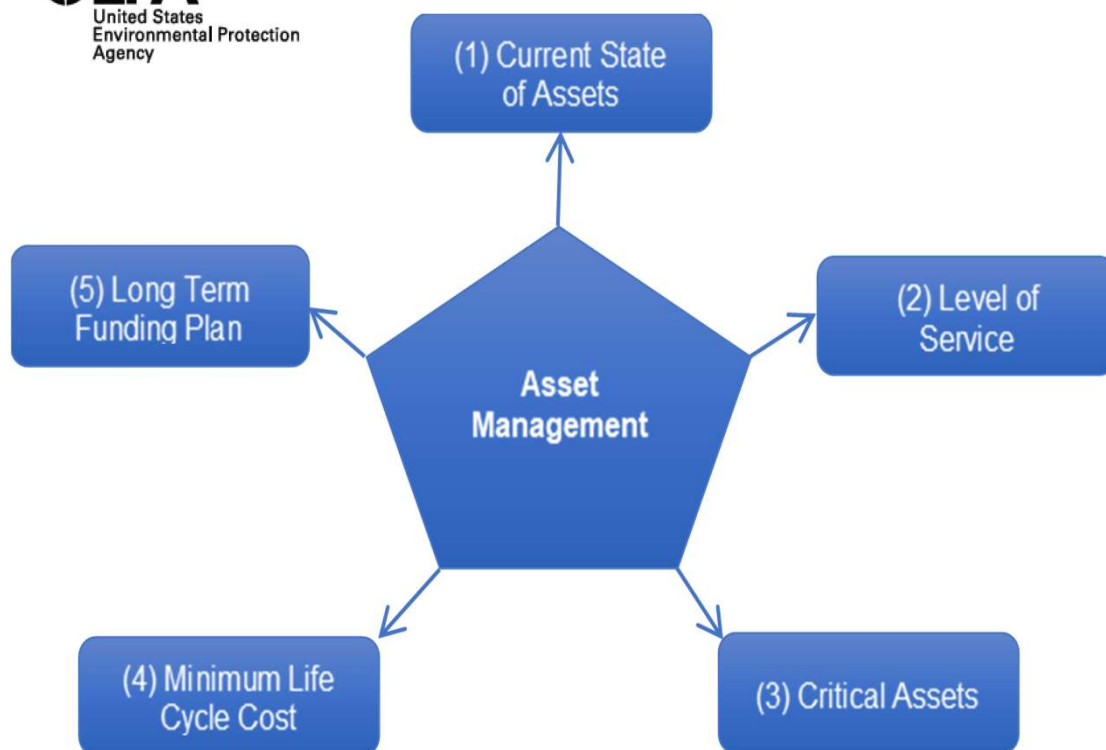
**SPREAD PRICE OVER
MULTIPLE YEARS**

**HELP SMALL UTILITIES MANAGE THEIR
ASSETS AND WORK WITHIN THEIR
BUDGETS**

**PROVIDE MULTIPLE OPTIONS TO
WORK WITH YOU**

BUILD LONG TERM RELATIONSHIPS

WHAT IS ASSET MANAGEMENT?



Current State of Assets:

- Inspections with pictures
- paint analysis
- recommendation with value of replacement

Level of Service:

- Upgrading and conforming to OSHA, AWWA, IDEM, EPA and best practices

Critical Assets:

- Analyzing failure risk and consequences
- Understand **Cost of Failure**

Minimum Life Cycle Cost:

- Move to **Proactive** rather than **Reactive**
- Deploy resources based on asset conditions

Long Term Funding Plan:

- Fund to maintain the asset for its life
- Dedicated reserve for asset
- Creative Financing

WHY WE HELP

Managing Capital Cost is Hard

Capital expenditures on U.S. municipal water infrastructure will rise 11% in the next 5 years. For a total capital spending of \$683 billion by 2027.

Funding and Future Need is Important

By 2040, the needs for capital investment will amount to \$195 billion and the funding gap will have escalated to \$144 billion.

Constant Need of Repair and/or Replacement is a Concern

Time and money are limited.

Who owns the plan?

Manpower and expertise of Implementation and sticking to it are a challenge.



What Is Expected? AWWA Believes That...

- Understanding the assets utilities own is of great importance.
- Utilities should adopt a proactive, sustainable, solution-oriented approach to manage assets.
- Managing assets incorporates a full life-cycle approach, starting with effective planning and design, and continuing through optimized operation and maintenance, appropriate rehabilitation.
- Effective management includes both asset and non-asset focused solutions to meet customer objectives.
- Asset management principles should be embedded within the utility's decision-making process.

<https://www.awwa.org/Policy-Advocacy/AWWA-Policy-Statements/Asset-Management>



Current Municipal Approach

REACTIVE AND NOT PROACTIVE
SPORADIC INSPECTIONS
OPERATION TO FAILURE ON COATINGS
INCONSISTENT BUDGET FOR TANKS
**LACK OF MAINTENANCE, REPAIR,
CLEANINGS**
**RELIANCE ON CONSULTING ENGINEER FOR
RECOMMENDATIONS**
RISK PLACED FULLY ON YOU



YOUR CHALLENGES

Regulatory Requirements and Compliance

Reducing Operating Costs

Aging Infrastructure

Funding and Future Need

Overcoming Resistance to Rate Increases

Expertise and Manpower

YOUR BENEFITS

TRANSFERS MAINTENANCE RISK TO USG

Everything is covered that is considered tank appurtenance

PROVIDES PREDICTABLE BUDGET

and cost certainty with consistent annual fees eliminating unplanned expenditures

EXTENDS THE LIFE OF YOUR TANK

Potentially indefinitely

KEEPS YOUR TANK IN COMPLIANCE

with applicable safety and sanitary regulations

TRADITIONAL BID MODEL APPROACH



Municipal customers are comfortable with the bid model, believing it's "the law", or the best way to "spend public funds" to minimize tax or water rate increases.

Reactive and NOT proactive

Sporadic inspections

Operation to failure on coatings

Inconsistent budget for tanks

Lack of maintenance, repair and cleanings

Reliance on consulting engineer for recommendations

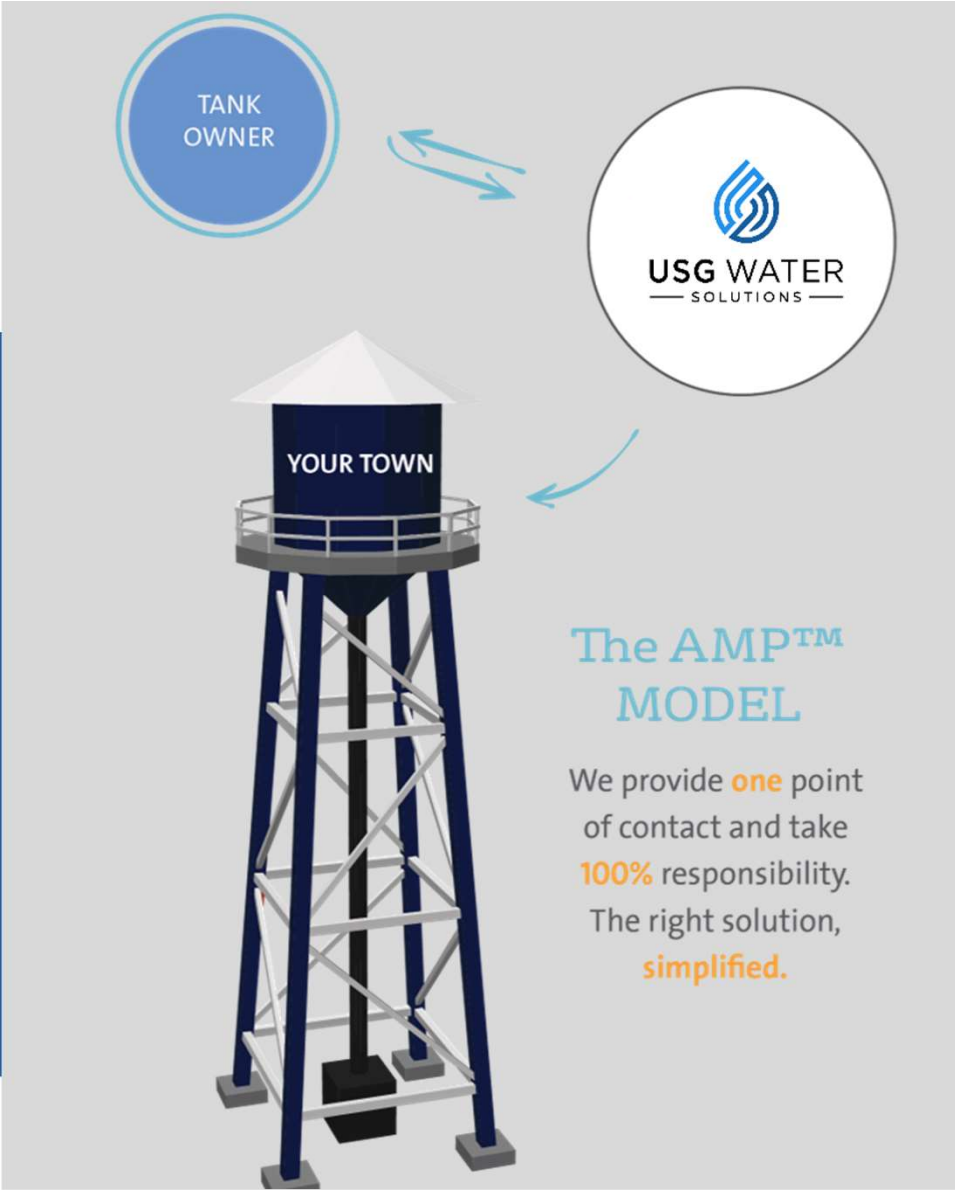
Risks placed fully on City



NEW APPROACH

High value **sustainable solution** that ultimately saves the tank owner time and money, and limits most of the aggravation of owning a storage tank.

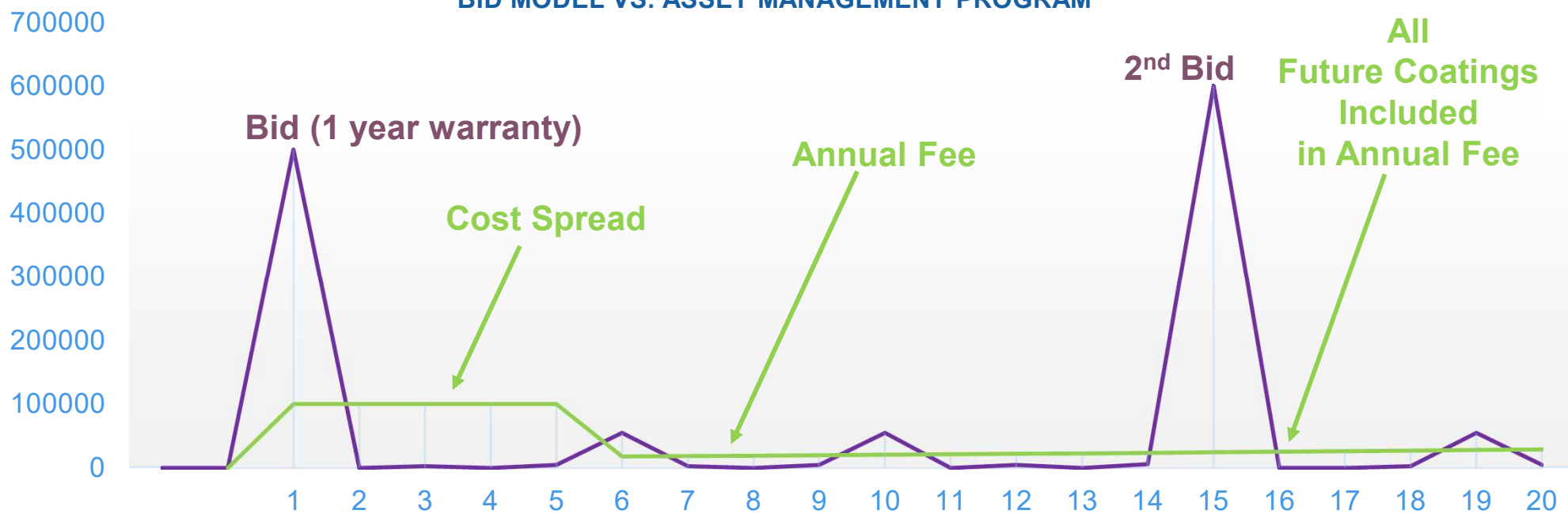
-  Proactive and sustainable
-  Annual inspections limit repairs or renovations
-  Lifetime warranty on coatings
-  Predictable annual fee makes budgeting simple
-  NO CHANGE ORDERS means no surprise expenses and scrambling for funds to cover unforeseen project costs.
-  Save \$\$\$ Long Term and Short Term
-  Tank Owner shifts the risk of any future problems to Veolia AS, saving money and gaining peace of mind



TAKE OUT ADDED COSTS

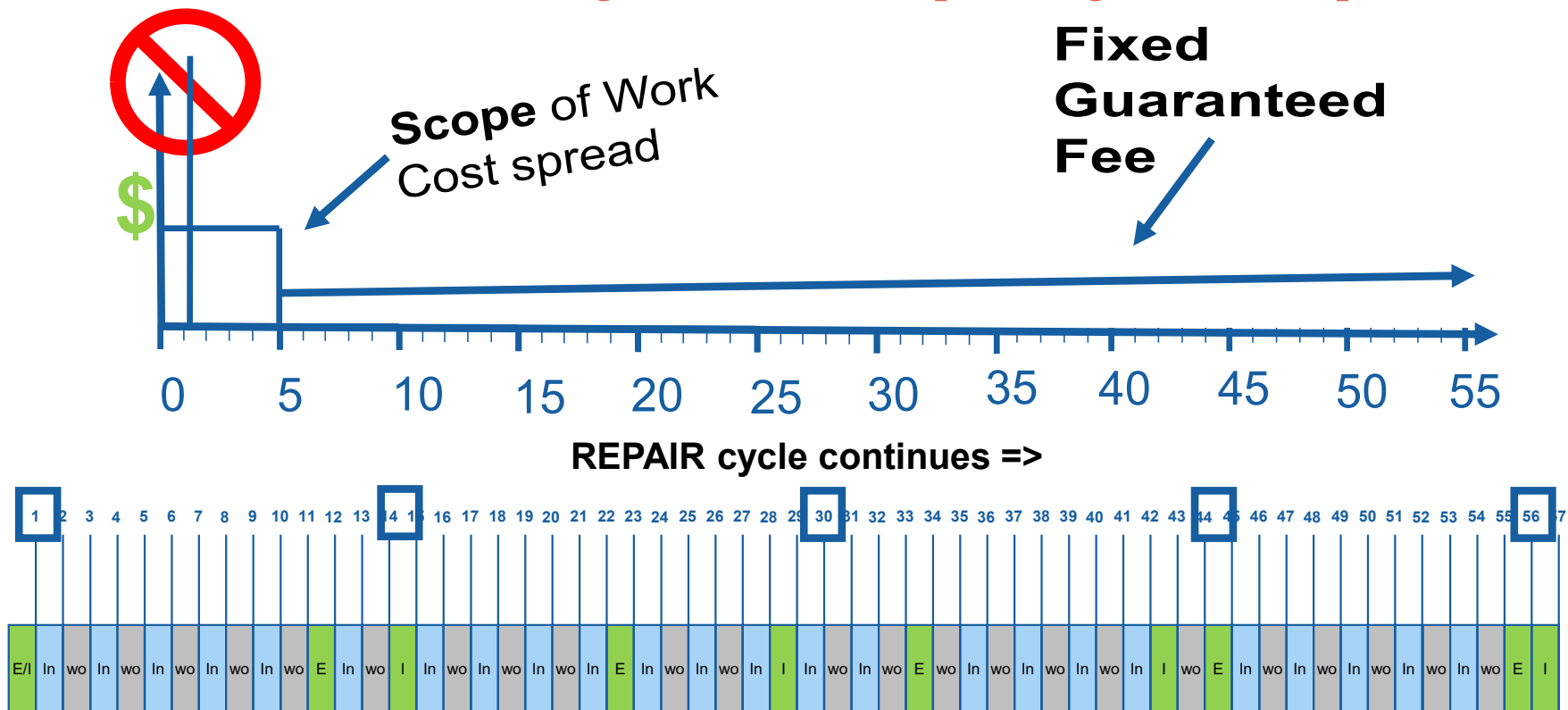
- **ENGINEERING FEES**
- **INSPECTION FEES**
- **SPECIFICATION WRITING**
- **CHANGE ORDERS**
- **GETTING WHAT YOU DON'T NEED**
- **BONDING FEES**
- **LIMITED WARRANTIES**
- **ADDED RISKS**

BID MODEL VS. ASSET MANAGEMENT PROGRAM



BENEFITS: FIXED COSTS FOR REPAIRS

✓ **Flat payments** – Never pay for Labor or Materials again. All future painting & labor is paid for.



WHAT IS INCLUDED

1

ENGINEERING & INSPECTION SERVICES

We conduct visual condition assessments, in order to tailor a SOW. No upfront costs to generate specifications and engineer billable hours.

2

YEARLY VISUAL & WASHOUT ASSESSMENTS

We conduct visual condition assessments, washouts and chemical cleanings/disinfections in order to detect potential issues early, schedule preventive maintenance and maintain the asset performance.

3

EMERGENCY REPAIRS

We complete emergency repairs and maintenance beyond repairs identified during annual assessments at any time. The removal of offensive graffiti is considered an emergency.

4

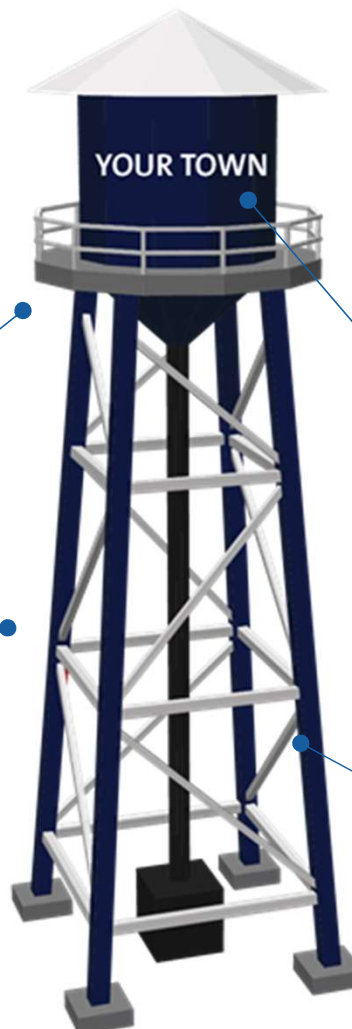
INTERIOR & EXTERIOR RENOVATIONS

We maintain the asset into baseline condition both structurally and operationally per applicable AWWA, EPA, NSF and OSHA standards. We provide a lifetime warranty on coatings as long as the tank is on the program.

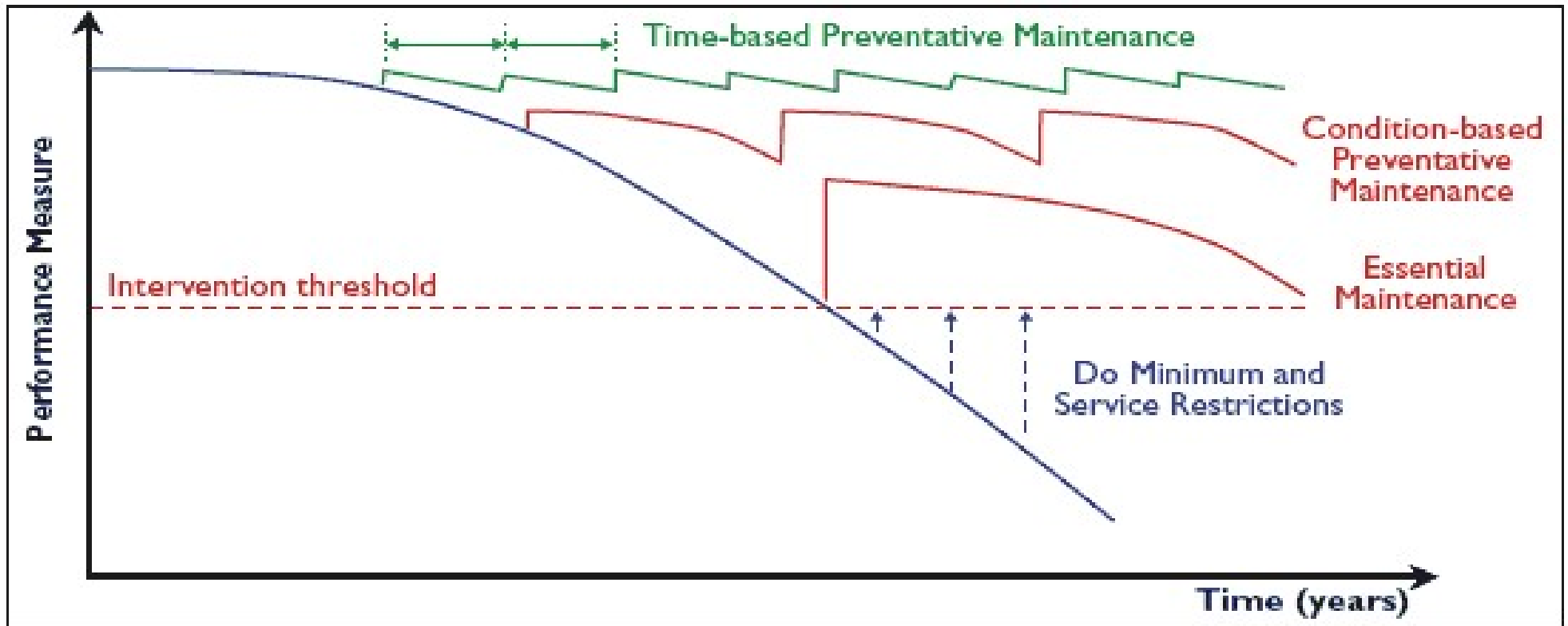
5

SECURITY MEASURES

Preventing access to the tank by intruders is critical. The installation and maintenance of ladder anti-climb devices, roof hatch locks and security of access points is included in our program.



O & M STRATEGIES Preventive / Predictive / Reactive



OUR PROMISE, YOUR BENEFIT

Savings and Reduced Risk

Minimize lifetime ownership cost through improved preventative maintenance and timely predictive

Lifetime Protective Coating Warranty Option

Customizable options to work within your budget

Short- or long-term agreements

Tailored plans to meet your needs

Financial Spreading of Renovation Costs

Balanced Allocation of maintenance funds; Flat Annual Fee with inflation cap (hedge)

One year automatically renewable contract; cancelable by client at anytime

Annual inspections; visual, touch ups

Peace of Mind.

Scheduling is planned ahead of time.
Your asset is managed by experts

We have your best interest in mind!

Delivering Peace of Mind.

Our Tank Asset Maintenance Program is designed to be a long-term agreement that provides significant value advantages over traditional tank maintenance methods. You the client are in control and can cancel at any time.

- ❖ **TRANSFERS maintenance risk to USG.** Everything is covered that is considered tank appurtenance.
- ❖ **PROVIDES predictable budget by spreading renovation costs** over a number of years eliminating unplanned expenditures.
- ❖ **EXTENDS the life of your tank assets.** Potentially indefinitely.
- ❖ **KEEPS your water tank compliant** with applicable safety and sanitary regulations.

USG Water Solutions is the largest professional tank service firm in the United States. We created the full-service maintenance program over 35 years ago and provide tank owners with comprehensive sustainable solutions to manage storage tank assets. There are currently over 8000 assets under our maintenance programs.

Determining Need.

We provide a no obligation inspection to comprise a management program tailored specifically for your tank. There are no fees associated with our inspection since our team of in-house professional engineers and inspectors review your tank as part of our commitment to offer you a full-service maintenance program. A review of the inspection report and costs associated with your tank repairs will be provided to consider the best options for your asset. Veolia provides several options that will fit your project and budgetary needs. We can provide both short and long-term contract options to help with your asset management program.

Value of USG's Full-Service Maintenance Program

- ❖ Covers all aspects of tank maintenance, including engineering services and renovation.
- ❖ Annual visual inspections and detailed reports provided.
- ❖ 100% warranty options on coatings during the lifetime of the contract.
- ❖ Initial and all future renovations covered.
- ❖ Emergency services covered.
- ❖ Simplicity: one annual fee providing all the benefits and resources to enable future renovations.
- ❖ Protection: an asset management maintenance program protects your tank for decades.

Maintenance Program Inspection and Washout Schedules.

Customers receive annual visual and washout schedules with a detailed report of the inspection findings together with the appropriate photographs will be provided to the tank owner. The report documents the tank's condition to satisfy your EPA reporting requirements.

Visual Inspections

- ❖ Determines compliance with all safety and sanitary regulations.
- ❖ Verification of tanks structural integrity.
- ❖ Confirms functionality of all security measures to protect the tank.
- ❖ Looking for needed repairs and touch ups.

Washout Inspections

- ❖ Provided every Two to Three years while under contract.
- ❖ Removes all sediment and sludge that it has collected in the tank.
- ❖ Includes needed repairs and touch ups.
- ❖ Document supplemental repairs and corrective actions that will be scheduled for completion ASAP.

Executive Summary: Elevating Utility Asset Management with USG Water Solutions

USG Water Solutions stands as the leading provider of water tank asset maintenance programs in the United States. USG Water Solutions, LLC (USG) is a professional services company specializing in intangible products to assist clients in managing specific aspects of their business. Our core focus is to empower water and wastewater utility clients to take control of their critical assets, usher in sustainable practices, and foster enduring partnerships.

The Challenge: Utility Asset Management in a Changing Landscape

The water and wastewater utility industry faces ever-evolving challenges, including aging infrastructure, tightening budgets, and increasingly stringent regulations. As the industry landscape shifts, the necessity of optimizing asset management becomes paramount.

USG Water Solutions: Your Partner in Asset Management

USG Water Solutions offers an array of specialized services tailored to the distinct needs of the utility sector. We operate as a sole source, one-stop contact, providing the following services:

Service Portfolio:

As the leading provider of water tank asset maintenance programs in the United States for the potable water industry, USG offers specialized services to help water and wastewater utility clients manage their critical assets effectively.

- **Protective Coatings Professional Service:** With a legacy spanning over 60 years, our expertise in water tower and water storage coatings is unparalleled.
- **NACE-Certified Inspectors:** We boast more NACE-Certified Inspectors than any other water, wastewater, or tank company in the United States, ensuring quality and adherence to specifications.
- **Qualified Personnel:** Our workforce is well-trained and certified to undertake visual assessments, washout inspections, asset rehabilitation, maintenance, repairs, and painting services.
- **In-House Service Centers:** With 12 service centers across the United States, USG minimizes subcontractor involvement, enhancing service availability and quality control while reducing costs. USG Water can provide both Union and Non-Union Service options.

Economic Advantages:

- **Cost Assistance:** USG Water Solutions alleviates the burden of escalating regulations and operational costs, assuming asset maintenance responsibilities and offering predictable annual costs.
- **Collaborative Approach:** We collaborate with utility operators and managers to deliver services within the agreed-upon budget. Flexible Payment Options: Our offerings include spread payment options based on a fixed price tied to the agreed scope of work.

Business Case



- **Risk Transfer:** Our comprehensive model transfers risk and accountability to USG Water Solutions, empowering utilities to plan and budget effectively.
- **Lower Life Cycle Cost:** Total cost of ownership of utility assets can be more costly if they are not proactively managed. We help protect you from unforeseen services and repairs that will ultimately cost more money in the future.

Safety and Engineering Excellence:

- **ISO 9001:2015 Certification:** Our commitment to international quality standards and systematic operational management is affirmed through ISO 9001:2015 Certification.
- **Compliance:** We uphold all OSHA, EPA, NACE, and SSPC requirements, adhering to the highest standards of professional service companies.
- **Engineering Services:** A dedicated team of six full-time engineers offers engineering support, creating essential technical documents to facilitate project delivery and asset maintenance services.

A Holistic Approach to Asset Management:

In accordance with Chapter 65 ILCS 5/8-10-4, exceptions to competitive bidding requirements are noted. This includes contracts for services requiring high levels of professional skill and contracts for unique services available from a single source.

From water tanks to network management, USG Water Solutions offers a comprehensive range of integrated solutions centered around your water system. Beyond our renowned water storage tank asset maintenance programs, we provide similar programs for water meters, filtration and mixing systems, and diverse infrastructure assets. Our asset maintenance programs rejuvenate aging infrastructure through preventative maintenance and condition assessments, thereby extending the life of critical assets.

The Future of Utility Asset Management:

We strongly recommend considering USG Water Solutions as your partner in reshaping utility asset management. Our specialized services, expert team, and commitment to excellence will help you meet the ever-evolving demands of the industry and ensure the long-term sustainability and efficiency of your vital assets.

HIGH ST TANK **MP**

Interior Wash Out w/Report

Visual Inspecton w/Report

WET & DRY REPAIRS

EXT = Exterior Overcoat

INT WET = Interior Renovation

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Tank	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
HIGH ST	MIXER INSTALLATION WASHOUT	VIS	REPAIRS EXT/INT RENOVATION	VIS	VIS	WO	VIS	VIS	WO	VIS
\$ / YR	\$111,064	\$111,064	\$111,064	\$111,064	\$111,064	\$45,951	\$47,576	\$49,260	\$51,004	\$ 52,810
	5 YEAR SPREAD					MAINT FEE	MAINT FEE	MAINT FEE	MAINT FEE	MAINT FEE

REPAIRS

PAINT

YEAR 1

Washout

YEAR 3

Ladder Gate

Flapper

Handrail

Hatch

Repair Roof Venting

YEAR 3

Exterior = Overcoat

2 coats Tnemec v72

Wet interior = SP10 Near White Blast

